



# HASLEMERE TOWN COUNCIL

Town Hall, High Street, Haslemere, Surrey GU27 2HG  
01428 654305 / [town.clerk@haslemeretc.org](mailto:town.clerk@haslemeretc.org)

## Planning & Highways Committee

Minutes of the meeting held at 7pm on 31 January 2019  
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*, Hewett*, Hill, Isherwood, Odell*, Peel*, Piper* and Round*

*\*Present*

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

**In attendance:** 8 members of the public

### **10/19 Apologies for absence**

The committee accepted the absences for Cllr Bradley (out of the country), Cllr Hill (prior engagement overran) and Cllr Isherwood (prior engagement)

### **11/19 Declarations of Pecuniary and Non-Pecuniary Interests**

Cllrs Edwards and Piper 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 the same interest as a WBC Member.

Cllrs Round and Odell declared non-pecuniary interests in application WA/2018/2201, as the applicants are known to them personally

### **12/19 Minutes of the last meeting**

The minutes of the meeting held 3rd January 2019 were agreed and signed as a true record.

### **13/19 Representations by the public**

Matt Lindley, architect for applicants WA/2018/2201 Land at Sadlers End, addressed the committee regarding his clients proposed new dwelling in the grounds of their existing home. The applicants are long standing residents of Haslemere who wish to downsize. Mr Lindley took the committee through the application, which will comprise a contemporary two storey dwelling lower ground floor and ground floor level with a bio diverse roof and garage for a minimum of two cars.

Mr Steve Best, neighbour, addressed the committee regarding the application WA/2018/2185 Beech Cottage. There is neighbour concern that the outbuildings, erected without planning permission, are being (or have been used) as accommodation blocks for volunteer labour on the applicants "field station". Construction noise has been disruptive and the volume of vehicular and pedestrian traffic at this end of Farnham

Lane has increased. Following complaints from neighbours, WBC planning enforcement team became involved which has resulted in this planning application. The applicants wish to use the cabins for personal health reasons. The neighbours counter that no special need has been demonstrated for this construction in the AONB to go ahead, the cabins are not a like for like replacement, there is potential for the outbuildings to be converted to residential accommodation which is restricted by the local plan, the complex is too extensive to be ancillary to the main dwelling and planning runs with the land.

### **14/19 Planning applications**

Ref	Proposal	Site Address	Comments
WA/2018/2201  Cllr Odell leaves the room for the presentation and discussion	Erection of a new dwelling, garage and associated works.	LAND AT SADLERS END, THREE GATES LANE, HASLEMERE GU27 2LE	No objection
WA/2018/2185	Erection of 4 outbuildings and demolition of 7 existing outbuildings.	BEECH COTTAGE, FARNHAM LANE, HASLEMERE GU27 1HG	Objection - see separate comment
WA/2018/2169	Change of use of part of existing flat to an independent dwelling with associated parking.	1 NUTCOMBE HILL, HINDHEAD ROAD, HINDHEAD GU26 6AZ	No objection (dealt with prior to meeting as deadline for comment was 29 January 2019)
NMA/2018/0159	Amendment to WA/2003/2629. External fire escape stairs: amended pitch of the stairs at the north and south ends of the building and corrections to the roof dormers over them; Minor amendments to the external layout of footpaths etc, to accommodate the change	BRANKSOME PLACE, HINDHEAD ROAD, HASLEMERE GU27 3PN	No objection (dealt with prior to meeting as deadline for comment was 29 January 2019)
WA/2018/2153	Change of use and extension to first floor from financial (Use Class A2) to provide 3 dwellings; change of use and alterations to basement and ground floor from financial (Use Class A2) to a restaurant (Use Class A3); provision of cooking extract equipment	6 HIGH STREET, HASLEMERE GU27 2LY	Objection - see separate comment (dealt with prior to meeting as deadline for comment was 29 January 2019)
WA/2018/2128	Erection of an attached garage and alterations.	18, PINE VIEW CLOSE, HASLEMERE GU27 1DU	No objection (dealt with prior to meeting as deadline

			for comment was 29 January 2019)
WA/2018/2149	Erection of extension and alterations following demolition of existing extension.	TITHE BARN, 16 COURTS MOUNT ROAD, HASLEMERE GU27 2PP	No objection (dealt with prior to meeting as deadline for comment was 29 January 2019)
WA/2018/2166	Erection of a dwelling (follows invalid application WA/2018/1628)	LAND TO REAR OF PINECROFT, CHURT ROAD HINDHEAD	Objection - see separate letter (dealt with prior to meeting as deadline for comment was 29 January 2019)
WA/2018/2135	Erection of detached garage outbuilding with storage and office space above with dormer window and roof light; and associated works; following demolition of existing garage.	TWIZZLETWIG HOUSE, TILFORD ROAD, HINDHEAD GU26 6RB	No objection subject to the garage remaining ancillary to the main dwelling (dealt with prior to meeting as deadline for comment was 29 January 2019)
WA/2018/2140	Erection of gate and piers following demolition of existing gate.	TWIZZLETWIG HOUSE, TILFORD ROAD, HINDHEAD GU26 6RB	No objection (dealt with prior to meeting as deadline for comment was 29 January 2019)
WA/2018/2152	Erection of extension to rear to create two new dwellings along with associated parking.	3 ROYAL PARADE, TILFORD ROAD, HINDHEAD GU26 6TD	Objection (dealt with prior to meeting as deadline for comment was 29 January 2019)
WA/2018/2167	Change of use from care home (Use Class C2) to single residential dwelling (Use Class C3).	THE GRANGE, HUNTINGTON HOUSE DRIVE, HINDHEAD GU26 6BG	No objection (dealt with prior to meeting as deadline for comment was 29 January 2019)
WA/2018/2065	Erection of an outbuilding to provide ancillary accommodation (amended description).	WOODPECKERS LODGE, BEACON HILL ROAD, HINDHEAD GU26 6QB	Objection (dealt with prior to meeting as deadline for comment was 29 January 2019)
CR/2019/0001	Prior Notification Application G.P.D.O. Part 3, Class O - Change of use from Use Class B1a (office) to Use Class C3 (residential) use to provide 1 dwelling.	THE OLD POST OFFICE, BEACON HILL ROAD, HINDHEAD GU26 6QL	Objection (dealt with prior to meeting as deadline for comment was 29 January 2019)

WA/2018/2183 Committee	Erection of 7 dwellings together with car parking and landscaping following demolition of some outbuildings.	LAND AT DEERWOOD WOOLMER HILL ROAD HASLEMERE	Comment to follow as website error and the committee was unable to come to a decision
WA/2018/2194	Erection of a detached garage and construction of vehicular access and associated works.	15 PITFOLD AVENUE, HASLEMERE GU27 1PN	No objection
WA/2018/2233	Erection of single storey extension following demolition of existing extension.	COOMBE LEA, 18 CRITCHMERE HILL HASLEMERE GU27 1LS	No objection
WA/2019/0015	Erection of a two storey extension and alterations.	OAKWOOD, HIGH PITFOLD, HINDHEAD GU26 6BN	No objection
WA/2018/2237 Committee	Construction of hardstanding.	LAND NORTH OF GREAT STOATLEY LODGE, BUNCH LANE, HASLEMERE GU27 1AE	Comment to follow as website error and the committee was unable to come to a decision
WA/2019/0017	Erection of extensions and alterations (revision of WA/2018/1165).	BRAMBLE COTTAGE, BEACON HILL ROAD, HINDHEAD GU26 6QB	No objection subject to garage remaining ancillary to the main dwelling
WA/2019/0042 Committee	Erection of single storey link extension to existing outbuilding and alterations to roof including dormer window to provide habitable accommodation.	82, LION LANE, HASLEMERE GU27 1JH	Comment to follow as website error and the committee was unable to come to a decision
CR/2019/0004	Prior Notification Application G.P.D.O. Part 3, Class O - Change of use from Use Class B1a (office) to Use Class C3 (residential) use to provide 1 dwelling.	1B, UNICORN TRADING ESTATE, HASLEMERE GU27 1DN	Objection see separate comment
WA/2019/0044	Application under Section 73 to vary Condition 1 of WA/2018/0468 (approved drawings) to allow changes to design of front block	WEY HILL HOUSE, 4 WEY HILL HASLEMERE GU27 1BX	No objection
AG/2019/0002	General Permitted	AUTUMN WOODS	No objection

	Development Order 2015, Schedule 2 Part 6 - Prior Notification Application for erection of an agricultural/forestry storage building.	FARM, EAST OF PRESTWICK LANE, GRAYSWOOD	
WA/2019/0065	Erection of garage and workshop following demolition of existing garage together with alterations to driveway.	EAST HILL HOUSE, TENNYSONS RIDGE, HASLEMERE GU27 3BA	No objection subject to garage remaining ancillary to the main dwelling
WA/2019/0079 Committee	Erection of an extension to provide an additional 10 care home beds together with internal alterations to existing building to increase overall accommodation to 40 beds.	LANGHAM COURT, HUNTINGTON HOUSE NURSING HOME HUNTINGTON HOUSE DRIVE HINDHEAD	Comment to follow as website error and the committee was unable to come to a decision
TM/2019/0009	APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER HIND 39	COPSE WAY HINDHEAD GU26 6UD	No objection subject to Tree preservation officers approval

### **WA/2018/2153 - 6 HIGH STREET, HASLEMERE, GU27 2LY**

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

- Notwithstanding the officer's report of November 2018 that there would be no additional impact on parking (despite there being no parking proposed for the development) the Council is yet again concerned about effect this will have on town centre parking and on the surrounding residential streets.
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### **WA/2018/2166 - LAND TO REAR OF PINECROFT, CHURT ROAD**

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

- The development amounts to overdevelopment of the site contrary to saved policies D1 & D4 of Local Plan 2002 and policy TD1 of the new Local Plan Part 1 2018
- Lack of amenity space and privacy contrary to saved policies D1 & D4 of Local Plan 2002 and policy TD1 of the new Local Plan Part 1 2018
- There is a concern that parking is going to be an issue as space is also required for Pinecroft Cottage and Pinecroft House

### **WA/2018/2152 - 3 ROYAL PARADE, TILFORD ROAD, HINDHEAD**

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

- The development amounts to overdevelopment of the site contrary to saved policies D1 & D4 of Local Plan 2002 and policy TD1 of the new Local Plan Part 1 2018
- Lack of amenity space and privacy for the occupier and loss of amenity space and privacy for the neighbours contrary to saved policies D1 & D4 of Local Plan 2002 and policy TD1 of the new Local Plan Part 1 2018
- Inadequate parking provision. The parking proposed at the rear appears to be cramped and wholly inappropriate. It is perceived that cars will use the existing parking at the front of Royal Parade which is currently used by staff and shoppers and already stretched.

The council feels that there will be loss of amenity space to the existing flat above the retail unit. What is currently garden for the use of the flat is proposed to become garden and access to the proposed two new dwellings.

#### **WA/2018/2065 - WOODPECKERS LODGE, BEACON HILL ROAD HINDHEAD**

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

- It is harmful to the visual character in respect of design and scale of the development contrary to retained policy D1 & D4 of the Local Plan 2002 and policy TD1 of Local Plan Part 1 2018.

The committee feels that the proposed design is inappropriate in this setting and not in keeping with the character of the street.

#### **CR/2019/0001 - THE OLD POST OFFICE, BEACON HILL ROAD**

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

- It is the loss of yet another commercial enterprise along this road.
- If the application is approved, the applicant should review the external design and install relieving arches to the heads of the new ground floor windows to help them look like they belong i.e. make them the same detail as at the first floor.

#### **WA/2018/2185 - BEECH COTTAGE, FARNHAM LANE HASLEMERE**

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

- The development area is in the Green Belt and an Area of Outstanding Natural Beauty. The NPPF and policy RE2 of the Local Plan Part 1 protect against inappropriate development in areas with these designations;
- No exceptional circumstances for the development have been demonstrated and the reasons that have been offered have not been proven to be in the public interest;
- The development amounts to overdevelopment of the site contrary to saved policies D1 & D4 of Local Plan 2002 and policy TD1 of the new Local Plan Part 1 2018;
- Loss of amenity and privacy contrary to saved policies D1 & D4 of Local Plan 2002 and policy TD1 of the new Local Plan Part 1 2018; and
- There appears to be evidence that some of the outbuildings are being used for commercial reasons without an application for change of use.

#### **CR/2019/0004 - 1B UNICORN TRADING ESTATE, HASLEMERE, GU27 1DN**

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

- The development is contrary to policy EE2 of the Local Plan Part 1 (Protecting Existing Employment Sites) and the area is unsuitable for residential development.
- Cllr Round agreed to call this application in to Southern Area Planning

#### **15/19 HTC representation at Waverley Planning Committee**

None

#### **16/19 Decisions and Appeals**

The list was noted.

#### **17/19 Highways Update**

Cllr Carter advised that the next meeting is 8th February 2019 and asked Councillors to get any SCC Highways issues to the Deputy Clerk

Cllr Abey Bandara advised that the drain just before Foster Bridge (travelling towards Wey Hill) is badly damaged and could cause serious harm. He also advised that the wall at High Pavement which was damaged in an accident has not been repaired.

Cllr Edwards raised his concern about the roundabout at the junction of the A333 and Headley Road. Traffic driving northbound is approaching too quickly. Cllr Round

advised that there were already plans in place to improve sightlines and remind drivers coming off the A3 of the reduced speed limit.

**18/19 Next meeting**

28th February 2019

Meeting closed at 19.59pm

Signed: Hubby Piper Date: 28/2/2019  
**Chairman of Planning**

