



HASLEMERE TOWN COUNCIL

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Planning & Highways Committee

Minutes of the meeting held at 7pm on 28th February 2019
Council Chamber, Town Hall, High Street, Haslemere

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

**Present*

Meeting clerked by: Pippa Auger, Deputy Town Clerk.

In attendance: 4 members of the public

19/19

Election of Chairman

Cllr Odell nominated Cllr Piper.

Cllr Isherwood seconded the nomination.

There were no further nominations.

RECOMMENDED: That Cllr Piper is elected Chairman for the meeting.

20/19

Apologies for absence

The committee accepted the absences of Cllr Bradley (holiday), Cllr Abeyesundara (working), Cllr Barton (attending Witley Parish Council meeting) and Cllr Edwards (Waverley Borough Council meeting)

21/19

Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Isherwood, 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 Odell declared a non-pecuniary interest in TM/2019/0012 as she knows the applicant.

Cllr Odell & Round declared pecuniary interests in CR/2019/0005 & WA/2018/0151 as customers work in the offices at Longdene House.

Cllr Hill declared a non-pecuniary interest in WA/2018/0151.

Cllr Dear declared a non-pecuniary interest in WA/2019/0244 due to the location of his house.

22/19

Minutes of the last meeting

The minutes of the meeting held 31 January 2019 were agreed and signed as a true record.

23/19 Representations by the public

Michael Barnes gave presentations on behalf of the Longdene Action Group ("LAG") in relation to the Appeal to the Planning Inspectorate of WA/2018/0151 & CR/2019/0005.

Cllrs Odell & Round left the room for the duration of the presentation, subsequent committee discussion & vote.

WA/2018/0151

A petition was signed by over 250 residents objecting to the planning application which would see Longdene House return to a single residential dwelling from 25 individual office spaces and outline permission for 29 houses on an adjacent field.

This application is similar to WA/2016/1226 which had been refused by WBC, subsequently appealed and quashed by the High Court for the following main reasons:

- The scheme would conflict with LPP1 policies RE1 & RE3 which pertain to the Rural Environment (Countryside beyond the Green Belt and Landscape character)
- The National Planning Policy Framework was updated in 2018 and now gives Areas of Outstanding Natural Beauty ("AONB") the highest status of protection to ensure weight is given to conserving and enhancing landscape and scenic beauty
- Applying NPPF policies for the AONB here gives a clear reason for refusal
- The scheme would provide additional housing including affordable housing, but those benefits would be outweighed by the harm to the character and appearance of the area, along with harm to AONB which must be given great weight
- Overall the proposal would be contrary to the development plan and there are no material considerations which indicate the determination of the Appeal should be other than in accordance with the development plan

The appeal of WA/2018/0151 should be refused for the same reasons.

CR/2019/0005

There is concern over the harmful impact of Permitted Development Orders ("PDOs") are having on the street scene and now proposed on the Rural Scene. Longdene House is a picturesque Victorian house situated in the AONB. The proposal is the change of use from Use Class B1a (office) to Use Class C3 (residential) use to provide 14 dwellings.

Given that Longdene House is subject to appeal as previously mentioned, LAG feel that it is appropriate to consider the change of use as a planning application, but only after the appeal decision has been made. Longdene House provides a service for businesses in Haslemere with excellent parking facilities for workers and visitors. If the change of use is allowed to go ahead it is difficult to see where these businesses would move to locally, with the same parking facilities.

24/19 Planning applications

Ref	Proposal	Site Address	Comment
WA/2019/0088	Erection of extensions following the demolition of existing conservatory.	4 STILE GARDENS, HASLEMERE GU27 1LL	No objection
TM/2019/0012	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 22/99	1, ROEDEER COPSE, HASLEMERE GU27 1RF	No objection subject to tree preservation officer's approval

PP

WA/2019/0095	Application under Section 73 to vary Condition 1 of WA/2018/0970 (approved plans) to allow alterations to elevations.	SPRINGCOMBE, 15 HIGH LANE, HASLEMERE GU27 1AZ	No objection
WA/2019/0084	Erection of extensions and alterations following demolition of existing outbuilding.	37 CHATSWORTH AVENUE, HASLEMERE GU27 1ED	No objection
WA/2019/0090	Erection of extension and alterations following demolition of existing extension.	OLD COACH HOUSE, 12 COURTS MOUNT ROAD HASLEMERE GU27 2PP	No objection
WA/2019/0083	Erection of extensions and alterations; erection of ancillary outbuilding following demolition of existing garage; construction of a swimming pool.	MANZEL, WHITMORE VALE ROAD, HINDHEAD GU26 6JA	No objection
WA/2019/0081	Erection of a single storey garage and store.	BUCKLANDS COTTAGE, CHURT ROAD, HINDHEAD GU26 6HY	No objection
TM/2019/0015	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 27/99	RANNOCH, TOWER ROAD, HINDHEAD GU26 6SL	No objection subject to tree preservation officer's approval
WA/2019/0143	Erection of extensions and alterations to elevations following demolition of existing staircase.	THE DOVECOTE, FARNHAM LANE, HASLEMERE GU27 1HF	No objection
WA/2019/0122	Erection of extensions and alterations including the provision of a balcony; alterations to existing detached garage to provide ancillary accommodation.	14 WOODLANDS LANE, HASLEMERE GU27 1JU	No objection subject to garage remaining ancillary to the main dwelling
TM/2019/0016	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 03/09	6,7,8,9 AND 10, MEADOWLANDS DRIVE, HASLEMERE GU27 2FD	No objection subject to tree preservation officer's approval

PB

WA/2019/0115	Erection of extension and alterations and relevant demolition of part of an unlisted building in a Conservation Area.	14 HIGH STREET, HASLEMERE GU27 2JE	No objection
TM/2019/0018	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 17/06	GREENWAYS HILL ROAD HASLEMERE GU27 2JP	No objection subject to tree preservation officer's approval
WA/2019/0135	Erection of extensions and alterations.	EDGECOMBE, 10 HILL ROAD, HASLEMERE GU27 2JN	No objection
CR/2019/0005	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 14 dwellings.	LONGDENE HOUSE, HEDGEHOG LANE, HASLEMERE	see separate comment below
WA/2019/0193	Erection of extensions and alterations following demolition of existing outbuilding.	MAPLE RISE, 10 PRIORSWOOD, HASLEMERE GU27 1NF	No objection
WA/2019/0187	Certificate of Lawfulness under Section 192 for erection of a single storey extension following demolition of existing conservatory.	RANGERS, WEYCOMBE ROAD, HASLEMERE GU27 1EL	No objection
CA/2019/0022	HASLEMERE CONSERVATION AREA REMOVAL OF TREE	1 PEPPERHAM HOUSE CHURCH HILL HASLEMERE GU27 1BW	No objection subject to tree preservation officer's approval
WA/2019/0154	Erection of extension and alterations (property also known as Mayfield).	COATHAM, DENBIGH ROAD, HASLEMERE GU27 3AP	No objection
WA/2019/0161	Certificate of Lawfulness under Section 192 for ground floor rear extension (revision of WA/2018/1829).	APPLEDOWN, BEACON HILL ROAD, HINDHEAD GU26 6QD	No objection
WA/2019/0181	Erection of a dwelling (follows invalid application WA/2018/2166).	LAND TO REAR OF PINECROFT, CHURT ROAD, HINDHEAD GU26 6PD	Objection – see separate comment

WA/2019/0156	Erection of single storey front extension.	63 GLEN CLOSE, HINDHEAD GU26 6QF	No objection
TM/2019/0027	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 44/07	WOODRIDINGS BEECH ROAD HASLEMERE GU27 2BX	No objection subject to tree officer's approval
WA/2019/0232	Application under Section 73 to vary Condition 1 of WA/2018/1681 (approved plans) to allow alterations to elevations.	TALLBOYS, 15 COURTS HILL ROAD, HASLEMERE GU27 2NG	No objection
WA/2019/0239	Erection of single storey rear extension.	THE COACH HOUSE, LYTHE HILL PARK, HASLEMERE GU27 3BD	No objection
WA/2019/0244	Erection of extensions and alterations including creation of new vehicular access and erection of gates.	40 PETWORTH ROAD, HASLEMERE GU27 2HX	No objection
WA/2019/0231	Certificate of Lawfulness under Section 192 for erection of single storey side and porch extension and alterations to elevations.	HEATHER FARM, HYDE LANE, CHURT GU10 2LP	No objection

CR/2019/0005 LONGDENE HOUSE, HEDGEHOG LANE, HASLEMERE

The committee agreed to make the following **comment** on this application to Waverley Borough Council:

Haslemere Town Council has grave concerns about the use of General Permitted Development Orders as the impact of such orders on the local area and economy are really only now being felt and understood by the communities they affect.

Given the planning history Longdene House and its surrounds have gone through we believe the formal planning application process should be the only way to deal with this beautiful Victorian property. The house, and the AONB land it sits in, needs to be conserved and enhanced as it adds character to the landscape. To allow change of use under GDPO seems to be contrary to the protection paragraph 172 of the NPPF implies should be considered.

The applicant is currently appealing WBCs refusal of planning application WA/2018/0151. Haslemere Town Council is aware that WBC are required to make a decision within a specific timeframe so they are unable to delay their decision but feel that making a decision on this application before the outcome of the appeal is known would be premature.

It feels like the differing national planning policies are working against each other, rather than in harmony.

PB

WA/2019/0181 LAND TO REAR OF PINECROFT, CHURT 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 as it is not an appropriate sized building for this plot
- 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
- It is not clear from the plans whether it meets the Nationally Described Space Standards.

25/19 HTC representation at Waverley Planning Committee

The Committee was reminded that Cllrs Abeyasundara, Bradley or Carter would like to speak with regard to the Lythe Hill applications (WA/2017/0277 and WA/2017/0278) which are being considered by the Waverley Joint Planning Committee on 6 March 2019.

Cllrs Bradley and Carter will be attending with Cllr Bradley speaking on behalf of the Council.

26/19 Decisions and Appeals

The list was noted.

Resolved: The Committee submit a response opposing the Applicant's appeal to the Planning Inspectorate in relation to the decision by the Waverley Borough Council to refuse application WA/2018/0151.

27/19 Highways Update

Cllr Carter confirmed that he attended the Western Villages meeting in Frensham on Tuesday 26 February. It appears that Surrey County Council is offering £200,000 for work in Waverley. There will be £7,500 per Surrey County Councillor but this is not for Lengthsman Scheme.

Action: Deputy Town Clerk to contact Surrey County Council for clarification

In the meantime, suggested projects are as follows:

Hindhead: re-flagstone London Road as it is breaking up

Hindhead: Linkside Road is rutted by tree roots

Hindhead: Northbound approach to the roundabout at the junction of the Headley Road get a clearer speed sign as cars approach too quickly

Wey Hill: the zebra crossing at the top of Wey Hill now just has black lining marks, the white paint has worn away

28/19 Neighbourhood Plan Update

Cllr Odell gave a brief update to the committee about today's meeting with Haslemere Vision. She is waiting for amendments to the Neighbourhood Plan following that discussion. There will then need to be a meeting of the Neighbourhood Plan working party on 11 March. If that working party is happy with the draft Neighbourhood Plan the document will go before Full Council on 21 March 2019.

29/19 East Hampshire District Council Local plan

Noted

30/19 South Downs National Park Local plan

Noted

31/19 Next meeting

28th March 2019.

Meeting closed at 7.56pm

Signed: Perry Bradley Date: 28/03/19
Chairman of Planning

