



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 28 March 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: representatives of applicant for WA/2019/0337, Sarah Jordan for the WA/2019/0345, members of the public interested in WA/2019/0337, and an additional member of the public

32/19 Apologies for absence

The committee accepted the absences of Cllrs Dear (work), Hewett & Hill (illness)

33/19 Declarations of Pecuniary and Non-Pecuniary Interests

Cllr Odell declared a non-pecuniary interest in WA/2019/0282 as the applicant is personally known to her
Cllr Odell declared a pecuniary interest in WA/2019/0337 and WA/2019/0374 as the applicants are clients of hers

Cllr Round declared a non-pecuniary interest in WA/2019/0282 as the applicant is personally known to him
Cllr Round declared a pecuniary interest in WA/2019/0337 and WA/2019/0374 as the applicants are clients of his wife

Cllrs Edwards, 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 Edwards also declared a non-pecuniary interest in WA/2019/0351 as he is the Chairman of Governors of Shottermill Infants School

34/19 Minutes of the last meeting

The minutes of the meeting held 28th February 2019 were agreed and signed as a true record.

35/19 Representations by the public

None

36/19 Longdene House WA/2019/0337

Ian Rhodes appeared on behalf of the Applicant. The application is a hybrid of outline planning permission for three new dwellings following the demolition of two existing semi-detached dwellings, glasshouses and outbuildings; and full permission for change of use and refurbishment of Longdene House from office to residential to provide one new dwelling and detached garage.

The land is shown on the block plan on the WBC planning portal and is marked Area B, C & D.

Longdene has been the subject of appeals for a 29-house scheme which included 40% affordable homes. The first appeal was allowed but WBC challenged the assertion that they did not have a 5-year land supply, so sought to overturn the Inspector's decision on this point only. It was agreed with WBC that the applicant would submit an identical application, which was recommended for approval by officers, but subsequently voted against by committee members leading to a second appeal which has yet to be heard.

Cllr Barton arrives 7.05pm

At the first appeal experts were unanimous in agreeing that the proposed development in Areas B, C & D would not have a negative impact on the AONB. It would not substantially increase the built mass in the AONB and is formerly developed land. The plan for the main house would also return it to its original form. Further, the closure of the offices would mean a neutral impact on the roads once the development had been completed.

37/19 Planning applications

Ref	Proposal	Site Address	Comment
WA/2019/0337 Cllrs Odell & Round left the room for the presentation and discussion of the application	Hybrid Planning Application to provide a total of 4 dwellings; Outline planning permission with Access and Landscaping to be determined, for the erection of 3 new dwellings following demolition of 2 existing dwellings, glasshouses and outbuildings; Full p	LONGDENE HOUSE, HEDGEHOG LANE, HASLEMERE	No objection
WA/2019/0289	Erection of a single storey extension.	94 LION LANE, HASLEMERE GU27 1JH	No objection
WA/2019/0283	Erection of a single storey extension.	LONG ISLAND, BORDER ROAD, HASLEMERE GU27 1PF	No objection
WA/2019/0266	Erection of balcony and alterations to elevations.	HEATHER HILL, 64 PETWORTH ROAD, HASLEMERE GU27 3AU	No objection
CA/2019/0033	HASLEMERE CONSERVATION AREA REMOVAL OF TREES.	1 ANDERSON COURT SHEPHERDS HILL HASLEMERE GU27 2NE	No objection subjection to tree officer approval
WA/2019/0282	Erection of a dwelling together with new vehicular access off College Hill and associated works.	LAND AT EDGECOMBE, 10, HILL ROAD, HASLEMERE GU27 2JN	No objection
WA/2019/0247	Erection of a garage following demolition of existing garage and outbuildings.	BURROW HILL, PETWORTH ROAD, HASLEMERE GU27 3AU	No objection
WA/2019/0270	Erection of gates, piers and associated works.	FAIRWAYS, CHURT ROAD, HINDHEAD GU26 6HX	No objection
WA/2019/0259	Erection of extension and alterations including dormer window following demolition of existing conservatory.	CHUCKLE COTTAGE, CLOVELLY ROAD, HINDHEAD GU26 6RW	No objection

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WA/2019/0281	Erection of extensions and alterations and associated works.	5 HUNTINGFORD CLOSE, HINDHEAD GU26 6SB	No objection
WA/2019/0276	Certificate of Lawfulness under Section 192 for erection of dormer extension and alterations to roof to provide habitable accommodation.	NORTHWOOD COTTAGES, 1 TILFORD ROAD HINDHEAD GU26 6RQ	No objection
WA/2019/0305	Erection of a new dwelling following demolition of existing garage (revision of WA/2018/0228).	REAR OF 8, JUNCTION PLACE, HASLEMERE GU27 1LE	No objection
WA/2019/0310	Erection of an attached garage.	THE FIRS, HIGH PITFOLD, HINDHEAD GU26 6BN	No objection
WA/2019/0297	Certificate of Lawfulness under Section 192 for alterations to garage to form ancillary habitable accommodation.	HILL RISE, FARNHAM LANE, HASLEMERE GU27 1HE	No objection
A/2019/0324	Erection of an extension to existing garden store.	WHINCROFT, HAZEL GROVE, HINDHEAD GU26 6BJ	No objection
WA/2019/0303	Erection of extensions and alterations.	38 CHERRY TREE AVENUE, HASLEMERE GU27 1JW	No objection
TM/2019/0035	APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 19/08	ENDAHWIN, DENBIGH ROAD, HASLEMERE GU27 3AP	No objection subject to tree officer approval
CA/2019/0038	HASLEMERE CONSERVATION AREA WORKS TO AND REMOVAL OF TREES	5 ANDERSON COURT, SHEPHERDS HILL, HASLEMERE GU27 2NE	No objection subject to tree officer approval
WA/2019/0308	Erection of detached garage with store and room above including alterations to driveway access.	PINEWOOD HALL, FARNHAM LANE, HASLEMERE GU27 1HE	No objection
WA/2019/0312	Erection of extensions and alterations to elevations.	MERRYWOOD 30 COURTS MOUNT ROAD, HASLEMERE GU27 2PP	No objection
WA/2019/0322	Certificate of Lawfulness under Section 192 for the temporary use of a caravan for the construction of a barn (AG/2015/0016) under Order 1995, Part 5, Caravan sites Para (9).	LOWER PUNCHBOWL FARM, HYDE LANE, CHURT GU10 2LR	No objection but see comment below

Mrs Sarah Jordan appearing as applicant for WA/2019/0345

- Purchased bungalow as a family home but they need to future proof it as it is small
- The houses in the area are all much larger 5 bedroom properties so the development would be in keeping
- Will be modern but attractive development and overlook no-one
- They have spoken to the neighbours and there are no objection save the neighbours behind who are concerned about screening so this will be actively looked at and hopefully resolved

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WA/2019/0345	Erection of extensions and alterations to elevations to existing dwelling to provide a two storey dwelling attached garage and associated works.	FINCHES, 8 THE PADDOCK, HASLEMERE GU27 1HB	No objection
WA/2019/0351 Cllr Edwards leaves the room and then is asked to return	Consultation under Regulation 3 for the permanent retention of one modular building.	SHOTTERMILL INFANTS SCHOOL, LION LANE, HASLEMERE GU27 1JZ	No objection but see comment below

Cllr Barton leaves the room during the discussion of WA/2019/0351 at 7.52pm and returns 7.54pm

WA/2019/0352	Erection of extensions, alterations and associated works following demolition of existing conservatory.	5A, PITFOLD AVENUE, HASLEMERE GU27 1PN	No objection
WA/2019/0360	Application under Section 73 to vary Condition 1 of WA/2017/1111 (approved plan numbers) to allow alterations to fenestration, internal layout and external amenity space.	31 HILL ROAD, HASLEMERE GU27 2NH	No objection
WA/2019/0349	Erection of dormer window to provide additional habitable accommodation.	14 UPPER MOUNT, GRAYSWOOD GU27 2EA	No objection
WA/2019/0362	Certificate of Lawfulness under Section 192 for erection of an extension following removal of conservatory.	MALLARDS COTTAGE, HEDGEHOG LANE, HASLEMERE GU27 2PJ	No objection
NMA/2019/0041	Amendment to WA/2017/1442 for previously approved French doors on original kitchen window now to incorporate a side window. Changes to window on west elevation to increase the height and reduce the width and to be fitted with obscure safety glass.	75 LOWER ROAD, GRAYSWOOD GU27 2DR	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	GEORGIAN HOUSE HOTEL, 37-41 HIGH STREET, HASLEMERE GU27 2JY	Objection – see comment below
WA/2019/0374	Erection of rear boundary fence.	MAYFIELD HOUSE, DERBY ROAD, HASLEMERE GU27 1BP	No objection



WA/2019/0367	Erection of an outbuilding to provide ancillary accommodation (revision of WA/2018/2065).	WOODPECKERS LODGE, BEACON HILL ROAD, HINDHEAD GU26 6QB	No objection
WA/2019/0398	Erection of extensions and alterations to existing care home.	CHESTNUT VIEW CARE HOME, LION GREEN, HASLEMERE GU27 1LD	No objection
NMA/2019/0042	Amendment to WA/2018/1915 for a change in appearance of the gables in the front (north) of the dwelling from render to brick.	LAND AT STEDLANDS, SCOTLAND LANE, HASLEMERE GU27 3AW	No objection
CA/2019/0043	HASLEMERE CONSERVATION AREA REMOVAL OF TREES	2 COURTS HILL ROAD HASLEMERE GU27 2EG	No objection subject to tree officer approval
WA/2019/0407	Erection of a block of 4 flats (revision of WA/2018/1201).	LAND AT 3 HAMPTON TERRACE, BEACON HILL ROAD, HINDHEAD GU26 6NR	Objection – see comment below

WA/2019/0322 LOWER PUNCHBOWL FARM, HYDE LANE, CHURT, GU10 2LR

The committee agreed that it had **no objection** to the application for a certificate of lawfulness for the temporary use of the caravan but it was concerned about the proliferation of agricultural buildings being built in the green belt which could be the subject of a residential planning application in future years. It was agreed that a letter voicing those concerns be sent to WBC.

WA/2019/0351 SHOTTERMILL INFANTS SCHOOL, LION LANE, HASLEMERE GU27 1JZ

The committee agreed that it had **no objection** to the application for the permanent retention of the modular building; however, it wanted to ensure that the quality of the building materials complied with current legislation (post Grenfell) since it was erected 5-10 years ago and that this has been brought to the attention of the Chairman of the Board of Governors.

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

The committee had a general discussion about this application and agreed to continue its objection of 12 October 2018.

WA/2019/0407 LAND AT 3 HAMPTON TERRACE, BEACON HILL ROAD, HINDHEAD

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

- The site is landlocked with no vehicular or pedestrian access way
- Lack of amenity space for occupiers
- Loss of amenity for neighbours due to overbearing scale and overdevelopment of the site
- No measurements so it unclear whether it meets the nationally described space standards
- Overdevelopment of the site
- No on-site parking provision contrary to WBC parking guidelines

38/19 HTC representation at Waverley Planning Committee

Cllrs Abeyesundara or Odell would like to speak with regard to the Georgian Hotel application (WA/2018/0408) when it is considered by the Waverley Southern Planning Committee.

39/19 Decisions and Appeals

The list was noted.

40/19 Highways Update

Cllr Carter gave an update on the issues raised at the last meeting and confirmed that:

Hindhead: SCC Highways will inspect the flagstones on London Road for defects and get back to us;

Hindhead: Linkside Road is top priority in forthcoming financial year for any resurfacing program SCC has;

Hindhead: Northbound approach to roundabout at junction of Headley road is to get new cleared signs to assist with speeding issues;

Wey Hill: zebra crossing is due for a paint refresh and has been ordered.

Issues raised at this meeting are as follows:

- 1) Haslemere: The stop valve cover outside the Comrades club on the High Street, Haslemere has broken, is a trip hazard and needs replacing;
- 2) Hindhead: The first warning bollard on the Headley Road heading to Grayshott (before the Moorings) needs replacing as it has either been hit by a car or collapsed due to subsidence;
- 3) Haslemere: The large crater/pothole just after the zebra crossing on Lower Street (just past the bust stop) heading towards Wey Hill needs a proper repair as the temporary job looks like it is coming apart;
- 4) Haslemere: Cobbles outside the Magic Scissors have not been replaced by the electricity board. Advised that it has already been reported to SCC;
- 5) Haslemere: No residents seem to be parking in the residents only bays on Tanners Lane. See if it can be changed to free parking for a limited duration during the day. Deputy Clerk to ask SCC in the first instance how many residents permits have been granted in the first instance;
- 6) Wey Hill: The railings at the entrance to Tesco have been hit, are badly dented and need replacing;
- 7) Haslemere: Some of the flagstones by the old HSBC building (19 High Street) round to the Haslemere Hall sign are cracked and are a trip hazard. Simon Hodgins asked if he can look at the issue and resolve if it is on his land;
- 8) Haslemere: The VAS on the Petworth Road is now facing the right way but has still not be wired up to work.

Simon Hodgins also confirmed that Cote have pulled out of leasing the old HSBC building (19 High Street).

Cllr Carter outlined the Western Villages ("WV") project to share a mobile Vehicle Activated Sign ("VAS") on loan from Surrey County Council Highways ("SCC"). The proposal is that each of the nine WVs borrow the VAS for a period of up to 3 weeks at a time. It is situated at sites, approved by SCC, and manned by a team of volunteers.

Three sites (two in Hindhead and one in Critchmere) have been put forward by Cllr Carter who also has details of volunteers interested in the project. There is a cost implication of training the volunteers, insuring the VAS so it is covered when in the wards and purchasing and installing appropriate street furniture to mount the VAS on. The training day will cost £2,340 but will be split by the nine villages and a maximum of 16 volunteers can be trained.

The best-case scenario is £614.50 which is based on two volunteers being trained, the purchase of three posts to mount the VAS on plus a small unknown installation cost (put at £100 per post).

The worst-case scenario is £790.00 which is based on two volunteers being trained, the purchase of three posts to mount the VAS on plus a small unknown installation cost (put at £100 per post) plus a small unknown installation cost.

The difference in cost depends on whether the maximum number of volunteers are trained or not.

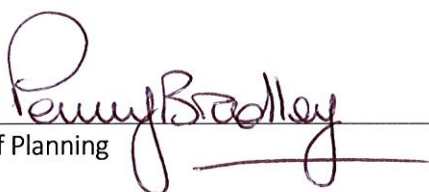
Cllr Barton leaves the meeting at 20.33pm

Recommended: funding for the training, purchase and installation of posts for the mobile VAS is approved and to be paid for from the Community Projects Reserve.

41/19 Next meeting
25 April 2019

Meeting closed at 8.34pm

Signed: _____
Chairman of Planning



Date: ^{RB} 26/04/19