



HASLEMERE TOWN COUNCIL

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Planning & Highways Committee

Minutes of the meeting held at 7pm on 18th July 2019
Council Chamber, Town Hall, High Street, Haslemere

Chairman	Cllr Isherwood*
Vice Chairman	Cllr Weldon*
Councillors	Arrick, Barton, Cole*, Davidson, Dear*, Ellis, Hewett, Keen*, Lloyd*, Matthes*, Robini*, Round* and Whitby*

**Present*

Meeting clerked by: Pippa Auger, Deputy Town Clerk.

In attendance: nine members of the public

75/19 Apologies for absence

The committee accepted the absences of Cllrs Arrick (holiday), Barton (holiday), Davidson (holiday), Ellis (family) and Hewett (holiday)

76/19 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Dear, Isherwood, Keen and Robini 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 Robini, Keen and Round declared non-pecuniary interests as members of Haslemere Society.

Cllr Robini also declared a non-pecuniary interest in WA/2019/1026 in that he is a friend of Peter Hampson who was going to be presenting his opposition to the planning application.

Cllr Dear declared a non-pecuniary interest in WA/2018/1057 as he lives close to the site.

Cllr Whitby declared a non-pecuniary interest as a relative works in the Enforcement Section of the WBC Planning Department.

77/19 Minutes of the last meeting

It was noted by Cllr Lloyd that the minutes of the meeting held on 20th June 2019 did not contain the wording of the objection to TM/2019/0083 after minute 70/19.

Resolved: to amend the minutes of 20th June 2019 to include the following wording:

TM/2019/0083 SHOTTERMILL JUNIOR SCHOOL LION LANE HASLEMERE GU27 1JF

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

1. The beech tree is healthy and impressive. It is clearly visible from several stretches of Lion Lane, as well as from Vicarage Lane and the footpaths leading off it, and so adds to the natural character of this part of Shottermill.
2. The applicant's claim that this particular tree is causing a slip hazard does not appear to be supported by evidence. The path described by the applicant as the "path to the school" is a well-used public footpath which passes the school but isn't the main means of access to it.
3. The TPO appears to be specific to this tree on the grounds that it is considered to make a significant contribution to public amenity.

78/19 Representations by the public

Mr Hampson appeared before the committee to speak in opposition to planning application WA/2019/1026. In short:

- Understanding there is a requirement for more houses in Haslemere but the proposal is not suitable for this site on a number of grounds.
- The new dwellings will sit on the crest of the Haslemere Hillside in contravention of the Haslemere Hillside policy
- It is a steep plot and the new single access will be steep replacing the older, gentler in/out accesses. It will join Hill Road opposite his home at the level of an upstairs bedroom and there is concern about risk of danger of out of control cars through icy conditions or driver error. In addition, any access road should be designed so there is no threat of flooding to the house opposite.
- Application submitted following refusal of WA/2018/1771 for 25 new dwellings, including 4 affordable homes. Refusal on four grounds, two of which have been ignored in this application being size of the development would harm the street scene and fail to maintain existing character of the Haslemere Hillside and loss of a non-designated heritage asset.
- This application removes dwellings proposed to be placed in front of the long-established building line.
- Object to demolishing original Heights building, irrefutably designed by Herbert Hutchinson, which has non-designated heritage status.
- Doubt cast over Hutchinson's competence as an architect. However, the WBC Historic Buildings Officer confirmed that until 1930's there was no requirement for architects to be qualified - Sir Edward Lutyens wasn't.
- Overdevelopment of the site and unsympathetic design.

79/19 Planning decisions made since June meeting and submitted to WBC

Noted

Ref	Proposal	Site Address	Comment
NMA/2019/0090	Amendment to WA/2018/0840 for alteration to bin-store and cycle store location, and revised boundary details with neighbouring property, including introduction of wall to front area. Removal of steps to rear of site. Introduction of additional visitors parking space. Alterations to internal layout of properties. Introduction of two velux windows at second floor and regularisation of windows to side and rear elevations.	64 WEY HILL HASLEMERE GU27 1HN	No objection
WA/2019/0958	Erection of extensions and alterations to roof space including dormer window to provide habitable accommodation.	51 LION LANE, HASLEMERE GU27 1JF	No objection
WA/2019/0957	Erection of a detached garage with room above.	EAST RIDGE HOUSE, FARNHAM LANE, HASLEMERE GU27 1EU	No objection subject to it remaining ancillary to the main dwelling
NMA/2019/0096	Amendment to WA/2014/2350 for revision to rear extension fenestration and extension of boot room overhang.	2 SUNNYSIDE PITFOLD AVENUE, HASLEMERE GU27 1PN	No objection

WA/2019/0976	Erection of Single Storey Rear Extension.	5, THE MOUNT, GRAYSWOOD GU27 2EB	No objection
WA/2019/0971	Erection of extension to existing garage to provide ancillary habitable accommodation.	DALLOWGILL, CHURCH LANE, HASLEMERE GU27 2BJ	16/07/2019 No objection subject to it remaining ancillary to the main dwelling
WA/2019/0980	Certificate of Lawfulness under Section 192 for erection of a single storey side extension.	EAST HILL HOUSE, TENNYSONS RIDGE, HASLEMERE GU27 3BA	No objection
WA/2019/0936	Alterations to roof space including dormer extensions to provide habitable accommodation together with changes to fenestration.	LEAVESDEN, WOOD ROAD, HINDHEAD GU26 6PX	No objection
WA/2019/0946	Change of Use from retail (Use Class A1) to Non-residential institutions (Use Class D1).	21- 23 LONDON ROAD, HINDHEAD GU26 6AB	No objection

80/19 Planning applications

Ref	Proposal	Site Address	Deadline for comments
WA/2019/1026	Erection of 20 dwellings including 4 affordable dwellings following demolition of the school buildings and headmasters house (revision of WA/2018/1771).	THE HEIGHTS, 5 HILL ROAD, HASLEMERE GU27 2JP	Objection – see separate comment
WA/2019/1010	Erection of extensions and alterations.	14 OAK TREE LANE, HASLEMERE GU27 1PQ	No objection
WA/2019/1007	Erection of extension and alterations.	ALLINGTON, AZALEA DRIVE, HASLEMERE GU27 1JR	No objection
WA/2019/1002	Construction of dormer window alterations and associated works.	YORK COTTAGE, CHURCH CLOSE, GRAYSWOOD GU27 2DB	No objection
WA/2019/0998	Certificate of Lawfulness under Section 192 for erection of an extension following demolition of existing extension.	3, HILL COURT, HASLEMERE GU27 2BD	No objection
WA/2019/0986	Certificate of Lawfulness under Section 192 for alterations to roofspace to provide habitable accommodation including dormer windows and rooflights.	8 CHILE PINE, PINE BANK, HINDHEAD GU26 6SR	No objection
WA/2019/1016	Erection of single storey rear extension.	TOWN COTTAGE, PATHFIELDS, HASLEMERE GU27 2BN	No objection
WA/2019/1031	Change of use from retail (Use Class A1) to a beauty salon (Sui Generis)	68, HIGH STREET,	No objection

Full

		HASLEMERE GU27 2LA	
WA/2019/1025	Erection of a dwelling and associated works following demolition of existing lift motor room and storerooms.	14, HIGH STREET, HASLEMERE GU27 2JE	No objection
WA/2019/1060	Erection of detached dwelling	SCOTLANDS COACH HOUSE SCOTLANDS DRIVE, HASLEMERE GU27 2FJ	No objection
WA/2019/1046	Erection of extensions and alterations.	TAURUS BEECH ROAD, HASLEMERE GU27 2BX	No objection
WA/2019/1072	Erection of extensions and alterations following demolition of part of existing dwelling.	ARCHWAYS, THREE GATES LANE, HASLEMERE GU27 2LD	No objection
WA/2019/1057	Erection of a retaining wall following demolition of the existing retaining wall to provide five car parking spaces.	LONESIDE, 41 PETWORTH ROAD, HASLEMERE	Objection – see separate comment
WA/2019/1052	Application under Section 73 to vary Condition 1 of WA/2019/0360 (approved plan numbers) to allow alterations to the layout of amenity and parking areas.	31 HILL ROAD, HASLEMERE GU27 2NH	No objection
WA/2019/0946	Change of Use from retail (Use Class A1) to Non-residential institutions (Use Class D1 and D2) (as amended by e-mail received 15/02/2019). Amended description.	21- 23 LONDON ROAD, HINDHEAD GU26 6AB	No objection
WA/2019/1051	Erection of a greenhouse following demolition of existing greenhouse (as amplified by plans received 15/07/2019).	GREEN WILLOW WHITMORE VALE ROAD, HINDHEAD GU26 6JA	No objection
WA/2019/1069	Alterations to roof space to provide additional habitable accommodation including dormer windows.	CHILE PINE, 8 PINE BANK, HINDHEAD GU26 6SR	No objection

WA/2019/1026 THE HEIGHTS, 5 HILL ROAD, HASLEMERE, GU27 2JP

After discussion, the committee agreed to **object** to this application on the following grounds:

- The proposed development does not create an inclusive, mixed community. The affordable housing offering is set low to one side of the access road and the market housing sits higher up on the site on the other side of the access road
- There is insufficient affordable housing being proposed contrary to policy AHN1 of the Local Plan Part 1 2018;
- The proposed development is out of character with the street scene in respect of its bulk, mass and scale contrary to policy TD1 of the Local Plan Part 1 2018, retained policies D1 & D4 of the Local Plan 2002 and the Haslemere Design Statement
- The proposed development fails to maintain the character of the area and the Haslemere Hillside contrary to retained policy BE4 of the of the Local Plan 2002

- The proposed development would result in loss of a non-designated heritage asset contrary to policy HA1 of the LPP1 2018
- They are concerned about the loss of the separate access for ingress and egress of the site, particularly as the site is so steep, and the safety of the road users both on and off site.

WA/2019/1057 LONESIDE, 41 PETWORTH ROAD, HASLEMERE

After discussion, the committee agreed to **object** to this application on the following grounds:

- The proposed works will result in loss of visual character contrary to retained policies D1 and D4 of the Local Plan 2002 and TD1 of LPP1 2018;
- The proposed work is intended to provide five parking spaces adjacent to the retaining wall. Currently, there can be up to four cars parked in front of the property some of which block the pavement, so to add another car seems improbable
- If the cars were to park at an angle, they will continue to block the pavement and make it difficult for pedestrians to use it safe which is currently happening contrary to retained policy D4 of the Local Plan 2002
- Concern over the safety of cars reversing onto the Petworth Road

81/19 HTC representation at Waverley Planning Committee

None.

82/19 Decisions and Appeals

The document was noted.

83/19 Highways Update

The document was noted.

84/19 Consultation on WBC Affordable Housing Supplementary planning document

Noted

85/19 Next meeting

15th August 2019

Meeting closed at 8.12pm

Signed: _____
Chairman of Planning

Date: 15th August 2019.

