



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 10 October 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: member of the public

105/19 Apologies for absence

The committee accepted the absences of Cllrs Arrick (family commitment), Barton (illness), Dear (holiday), Isherwood (holiday), Lloyd (family illness) and Matthew (work commitment)

106/19 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Davidson, Keen & 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.

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

Cllr Round declared a pecuniary interest in WA/2019/1492 as the applicant is a client of his wife.

107/19 Minutes of the last meeting

The minutes of the meeting held 12 September 2019 were agreed and signed as a true record.

108/19 Wey Hill Youth Campus

The committee heard a presentation by Andrew Smith, Head of Housing Delivery and Communities and Louisa Blundell, Housing Development Manager, both of Waverley Borough Council. The Council is proposing to:

- submit a planning application for the Youth Campus site, which will look to satisfy local housing needs
- there will be two proposals, one which includes the scouts staying on the site and one which does not
- the Council is look at 34 dwellings if the scouts stay on the site and 40 dwellings if they do not
- the development will comprise 1, 2 & 3 bed properties
- none of them will be available via market sale
- the development will either be carried out by the Council or a Housing Association
- in either event, Waverley will retain the nomination rights in perpetuity so the houses cannot be sold on the open market
- surveys (trees, topography and utility) have been undertaken
- the development will be policy compliance in terms of parking
- hold a public consultation event at the Wey Centre on 23 October 2019

- Keith Clayton, District Commissioner for the Scouts in Haslemere and Hindhead voiced his concerns about the loss of the Youth campus and its extensive, town centre, facilities for the young of Haslemere and its surrounds. He felt that WBC should be promoting its existence and expanding the facility.

109/19 Representations by the public

The committee heard a presentation by Richard Angel and Martin Bates in relation to WA/2019/1526 The Georgian Hotel. The previous application for 16 flats and 3 cottages was turned down due to:

- Loss of hotel rooms
- Harm to the neighbours' amenity by way of scale and mass of the cottages
- Harm to the trees in the rear car park

The new proposals are as follows:

- Conversion of the spa building to 16 residential flats (1, 2 & 3 bed flats) and the building of 2 3-bedroom cottages on the site of the rear overflow car park
- The owners have consulted the neighbours and amended their plan by reducing the number of cottages to two, significantly lowering the ridge line and keeping the trees.
- The owners have consulted the Historic Buildings and Conservation & Heritage Officer in its design proposals for the hotel, which will include taking down internal walls to open up the space and improve its efficiency, moving the kitchen from its current location which will become an additional function room with an open vaulted ceiling.
- The hotel has been on the market for the last four months, with the sale being widely publicised.
- 90% of their hotel trade are contractors, not tourists, who do not eat or drink in the Hotel and the occupancy rate is about 50% but this is seasonal.
- They believe there is a lack of "anchor" tenant in the town to draw residents and tourists into the town
- By offering affordable boutique hotel rooms and a brasserie style restaurant they hope to provide an inclusive destination, rather than an expensive exclusive one.
- No affordable housing is being proposed as the money raised by the sale of the flats and cottages is going to be ploughed back into enhancing the remaining listed building

110/19 Planning decisions since September meeting and submitted to WBC

Ref	Proposal	Site Address	Comments
WA/2019/1426	Erection of garage and log store together with associated works following demolition of existing garage and outbuilding.	24 MIDDLEMARCH LIPHOOK ROAD HASLEMERE GU27 1PA	No objection
WA/2019/1411	Erection of extension and alterations.	28 UNDERWOOD ROAD, HASLEMERE GU27 1JQ	No objection
WA/2019/1419	Erection of a detached garage (revision of WA/2019/0957).	EAST RIDGE HOUSE, FARNHAM LANE, HASLEMERE GU27 1EU	No objection
WA/2019/1432	Alterations to roofspace to provide habitable accommodation including dormer window and rooflight.	1 RAILWAY COTTAGES TANNERS LANE, HASLEMERE GU27 1BL	No objection

111/19 Planning applications

Ref	Proposal	Site Address	Comments

WA/2019/1457	Erection of a two storey dwelling.	23 - 25 JUNCTION PLACE, HASLEMERE GU27 1LE	Objection – see separate comment
PC/2019/0025	Consultation from a neighbouring authority for demolition of an existing conservatory and erection of a two storey rear extension. Convert part of garage to habitable accommodation.	7 ORCHARD CLOSE, LINCHMERE	Noted
WA/2019/1449	Erection of single storey extension and detached garage.	ENDERBY BUNCH LANE, HASLEMERE GU27 1ET	No objection
WA/2019/1473	Change of use of ground floor level from retail (Class A1) to a nail bar (Sui Generis).	16 WEST STREET, HASLEMERE GU27 2AB	No objection
WA/2019/1481	Erection of extensions and alterations together with a new parking area (revision of WA/2019/0554).	MARGARETTS COTTAGE HIGHERCOMBE ROAD, HASLEMERE GU27 2LQ	No objection
WA/2019/1455	Erection of single storey extension.	BRAMLEY CROFT COTTAGE TOWER ROAD, HINDHEAD GU26 6ST	No objection subject to the access road remaining clear at all times
WA/2019/1482	Certificate of Lawfulness under Section 192 for alterations to existing integral garage to provide habitable accommodation.	LAUREL COTTAGE, LINKSIDE SOUTH, HINDHEAD GU26 6NX	No objection
WA/2019/1498	Erection of extension and alterations.	2 KINGS COURT KINGS ROAD HASLEMERE GU27 2QG	No objection
WA/2019/1489	Erection of single storey extension following demolition of existing conservatory.	WEYDOWN HOUSE FARNHAM LANE, HASLEMERE GU27 1EU	No objection
WA/2019/1525	Provision of a total of 18 dwellings comprised of the erection of 2 dwellings together with extensions 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	GEORGIAN HOUSE HOTEL, 37 - 41 HIGH STREET, HASLEMERE GU27 2JY	No objection but see separate comments below
WA/2019/1526	Listed Building Consent for alterations and demolition of link building.	GEORGIAN HOUSE HOTEL, 37 - 41 HIGH STREET, HASLEMERE GU27 2JY	No objection
WA/2019/1493	Certificate of Lawfulness under Section 192 for erection of a detached outbuilding.	MID TREES, PINE SPRINGS VALLEY, HASLEMERE GU27 3AQ	No objection

WA/2019/1492	Part approval of reserved matters (appearance, layout and scale) following the outline approval of WA/2019/0337 for the construction of 2 dwellings in relation to Area B only.	LONGDENE HOUSE HEDGEHOG LANE, HASLEMERE	No objection
WA/2019/1507	Erection of extensions and alterations.	PUKSHOD, WEYCOMBE ROAD, HASLEMERE GU27 1AA	No objection
TM/2019/0148	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 16/07	PINECROFT, SCOTLAND LANE, HASLEMERE GU27 3AB	No objection subject to tree officer approval
WA/2019/1520	Erection of extension and alterations following demolition of existing extension.	UPWOOD HOUSE, CHURT ROAD, HINDHEAD GU26 6HY	No objection
WA/2019/1502	Alterations to existing driveway to provide additional vehicular access.	THE CEDARS HEADLEY ROAD HINDHEAD GU26 6TL	No objection
TM/2019/0152	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA198	SHOTTERMILL HOUSE 14 LIPHOOK ROAD, HASLEMERE GU27 1NX	No objection subject to tree officer approval
WA/2019/1540	Erection of detached dwelling (revision of WA/2019/1060).	SCOTLANDS COACH HOUSE, SCOTLANDS DRIVE, HASLEMERE GU27 2FJ	Objection – see separate comment below
WA/2019/1565	Erection of extensions and alterations together with creation of new pedestrian access (revision of WA/2018/1356).	BYWOOD HOUSE, BUNCH LANE, HASLEMERE GU27 1ET	No objection
WA/2019/1564	Erection of a detached garage with storeroom above (revision of WA/2019/0845).	HEATHER HILL, 64 PETWORTH ROAD, HASLEMERE GU27 3AU	No objection
WA/2019/1556	Application under Section 73 to vary Condition 1 of WA/2017/0099 (approved plan numbers) to allow addition of dormer windows and second floor accommodation together with alterations to site boundary.	HEATH EDGE COTTAGE, HIGH STREET, HASLEMERE GU27 2JY	No objection
TM/2019/0156	APPLICATION FOR WORKS TO A TREE SUBJECT OF TREE PRESERVATION HIND 2	GEORGIAN HOUSE HOTEL 37-41 HIGH STREET HASLEMERE GU27 2JY	No objection subject to tree officer approval
NMA/2019/0149	Amendment to WA/2019/1051 for a change in siting of greenhouse. 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

TM/2019/0157	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 14/18	FINDINGS TOWER ROAD HINDHEAD GU26 6ST	No objection subject to tree officer approval

WA/2019/1457 23 - 25 JUNCTION PLACE, HASLEMERE GU27 1LE

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

1. Lack of amenity space contrary to retained policies D1 & D4 of the Local Plan 2002 and TD1 of the Local Plan Part 1;
2. Overdevelopment of the site contrary to retained policies D1 and D4 of the Local Plan 2002 and TD1 of the Local Plan Part 1; and
3. Lack of parking under Waverley Borough Council's Parking Guidelines contrary to policy ST1 of the Local Plan Part 1.

WA/2019/1525 THE GEORGIAN HOTEL, 37-41 HIGH STREET, HASLEMERE GU27 2JY

The committee was divided between those who felt the town is in danger of losing the hotel completely and missing the opportunity of the town moving forward to meet the challenges of an ever-evolving High Street and tourist trade.

Others felt the loss of the hotel rooms and change to the function rooms would limit the possibility of larger functions taking place in town. The marketability study had not concluded so it was unknown whether there would be any interested purchasers for a 43-room hotel in Haslemere. Added to this was the lack of affordable housing proposed.

Following lengthy discussion, the committee voted to offer **no objection** to this application subject to its concerns regarding loss of hotel rooms, lack of parking and lack of affordable housing.

WA/2019/1492 LONGDENE HOUSE, HEDGEHOG LANE, HASLEMERE

The committee agreed it had **no objection** to this application.

WA/2019/1540 SCOTLANDS COACH HOUSE, SCOTLANDS DRIVE, HASLEMERE GU27 2FJ

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

1. The proposed development is out of keeping with the character of the area and amounts to overdevelopment contrary to retained policies D1 and D4 of the Local Plan 2002 and policy TD1 of the Local Plan Part 1.

112/19 HTC representation at Waverley Planning Committee

None.

113/19 Decisions and Appeals

The list was noted.

114/19 Highways Update

The report was noted.

115/19 Next meeting

7th November 2019.

Meeting closed at 8.47pm

Signed:



Date:

7th November 2019,

Chairman of Planning

