



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 5 December 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: 20 members of the public

127/19 Apologies for absence

The committee accepted the absences of Cllr Matthes (family commitment).

No apologies were received from Cllr Barton.

128/19 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Davidson, Dear, Isherwood, Keen & Robini declared non-pecuniary interests as members of the WBC Southern Area Planning Committee. In addition, Cllrs Isherwood and Keen are also members of the Joint Planning Committee. They all reserve 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 Keen declared a non-pecuniary interest in WA/2019/1800 as the applicant is a family friend.

Cllr Robini declared a non-pecuniary interest in WA/2019/1837 as the objector who is addressing the committee tonight is a friend.

129/19 Minutes of the last meeting

The minutes of the meeting held 7th November 2019 were agreed and signed as a true record.

130/19 Representations by the public

WA/2019/1837 THE HEIGHTS, 5 HILL ROAD HASLEMERE GU27 2JP

Mr Peter Hampson spoke on behalf of the neighbours of Hill Road, who are concerned about the proposed hoarding. Efforts to secure the safety of the building are welcome, particularly against vandalism. However, it appears from the application that what is proposed will surround the entire site, rather than sit closely around the building.

In addition, it appears the hoarding will sit on either the council's grass verge or the edge of the road, neither of which are part of the site. It is asked that the hoarding be placed on land, belonging to the applicant, further up the hill behind a raised bank. This would protect the public right of way, reduce the affect on the character and amenity of the street, allow maintenance of street lighting, enable vehicles to stop within the site whilst gates are opened and closed and protect a wall, raised bank and hedgerow the neighbours have sought to retain.

WA/2019/1784 LAND AT GRAYSWOOD BEECHES, HIGHERCOMBE ROAD

Mr Jopp, a neighbour, spoke opposing this application for a new dwelling within the land at Grayswood Beeches. The proposed development is in designated Green Belt land and outside the Haslemere settlement boundary. He understood that the National Planning Policy Framework allows exceptional circumstances but, having taken legal advice, it was considered that those circumstances did not apply in this instance. There were no special circumstances, the development did not constitute infilling and the development was not in compliance with the local plan as it was outside the settlement boundary.

He also had concern that the development would impact on the enjoyment of their neighbouring property with the added noise, glare of the solar panels and dormer windows leading to light pollution at night and visibility of the development with the fixed screen not yet planted.

Mr Lindley, the applicant's architect, also addressed the committee. He agreed the development was in the Green Belt, however he confirmed the development would constitute infilling as the site was surrounded by other dwellings. It would be tree lined and well screened from the neighbouring properties, by being "sunk" into the ground. It had been designed with the applicant's specific future living requirements for wheelchair use and lifts to all floors. It would also benefit from an existing access with Three Gates Lane.

131/19 Planning decisions since November meeting and submitted to WBC

Ref	Proposal	Site Address	Comment
TM/2019/0186	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER HIND34	CLAVERDON, FARNHAM LANE, HASLEMERE GU27 1EY	No objection subject to tree officer approval
PC/2019/0027	Consultation from a neighbouring authority for erection of rear lean-to conservatory.	16 PUTTOCKS CLOSE, LINCHMERE GU27 3QJ	No objection
WA/2019/1723	Application under Section 73A to vary Condition 1 of WA/2018/1021 (approved plan numbers) to allow changes to roof line.	62 WEYSPRINGS, HASLEMERE GU27 1DE	No objection
WA/2019/1750	Erection of extension and alterations.	WEST HIGHLANDS, THREE GATES LANE, HASLEMERE GU27 2ET	No objection
TM/2019/0189	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 12/00	WEALDEN VIEW 8 HALES FIELD HASLEMERE GU27 2JU	No objection subject to tree officer approval
WA/2019/1745	Certificate of Lawfulness under Section 192 for erection of an extension.	LOG COTTAGE, PORTSMOUTH ROAD, HINDHEAD GU26 6BQ	No objection

132/19 WA/2019/1692 Longdene House

The application in front of the committee was for part approval of reserved matters namely construction of 1 dwelling following the demolition of the outbuildings and greenhouse.

Michael Barnes, on behalf of the Longdene Action Group, spoke against the application citing inappropriate in appearance and on too large a scale. He showed the committee a number of slides showing the scale of the three storey building in relation to the buildings it was going to replace. He stated the appearance and design is inappropriate to the AONB, its layout within the site will destroy the present unified and consistent nature



and it's scale is too large for its position and compared to Longdene House. Combined with other planning applications on the site it will cause overdevelopment. It was felt it would breach the following policies:

- Local Plan Part 1 RE1 (to safeguard the character of countryside beyond the green belt),
- Local Plan Part 1 RE3 (to protect and enhance the character of the Surrey Hills AONB)
- NPPF 172 (great weight should be given to conserving and protecting the AONB)
- Surrey Hills Management plan LU2 (to avoid building on prominent sites in the landscape and on ridgelines)

Ian Rhodes then spoke on behalf of the applicant. He confirmed that the application before the committee today only related to the scale and appearance of the proposed dwelling. Outline permission for the development has already been given, with the design and access statement and landscaping already approved under WA/2019/0337. Despite assertions to the contrary, the house has been specifically designed for the site. He was also able to confirm that following very recent discussions with the WBC Heritage Officer the scale and height of the proposed dwelling has been reduced. However, the new plans were not before the committee today.

133/19 Planning applications

Ref	Proposal	Site Address	Comment
WA/2019/1784	Erection of a detached dwelling and associated works.	LAND AT GRAYSWOOD BEECHES, HIGHERCOMBE ROAD, HASLEMERE GU27 2L	No objection – see separate comment below
WA/2019/1850	Application under Section 73 to vary Condition 1 of WA/2017/1044 (approved plans) to allow changes to size, layout and elevations.	CHASEMOOR, PORTSMOUTH ROAD, HINDHEAD GU26 6BZ	Objection – see separate comment below
WA/2019/1692	Part approval of reserved matters (appearance, layout and scale) following the outline approval of WA/2019/0337 for the construction of 1 dwelling in relation to Area D only following demolition of the existing glasshouse and storage buildings.	LONGDENE HOUSE, HEDGEHOG LANE, HASLEMERE	Objection – see separate comment below
WA/2019/1800	Erection of a new dwelling together with extension and alterations to existing dwelling following demolition of extension.	1 PITFOLD AVENUE, HASLEMERE GU27 1PN	No objection
WA/2019/1780	Certificate of Lawfulness under Section 192 for erection of a single storey extension.	3 HIGH PITFOLD COTTAGES, HIGH PITFOLD, HINDHEAD GU26 6BN	No objection
WA/2019/1783	Certificate of Lawfulness under Section 192 for formation of vehicular access and area of hardstanding.	HIGH PITFOLD FARM, HIGH PITFOLD, HINDHEAD GU26 6BN	No objection
TM/2019/0193	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 48/99	THE MEADS HASLEMERE GU27 1LA	No objection subject to tree officer approval

WA/2019/1755	Erection of extensions and alterations.	3 CHASE PLAIN COTTAGES, PORTSMOUTH ROAD, HINDHEAD GU26 6BZ	No objection
CA/2019/0174	HASLEMERE CONSERVATION AREA WORKS TO AND REMOVAL OF TREES	ROSEMARY COURT, CHURCH ROAD, HASLEMERE GU27 1BH	No objection subject to tree officer approval
WA/2019/1815	Erection of extensions and alterations.	OLD SCHOOL HOUSE, FIELDWAY, HASLEMERE GU27 2AX	No objection
WA/2019/1848	Erection of an extension to outbuilding to form ancillary accommodation.	FRENHAM HOUSE, HINDHEAD ROAD, HASLEMERE GU27 3PJ	No objection
WA/2019/1843	Erection of a replacement detached garage following demolition of existing detached garage.	ORCHARD VIEW, 4 STURT ROAD, HASLEMERE GU27 3SB	No objection
WA/2019/1859	Erection of a porch.	ASHTON, BUFFBEARDS LANE, HASLEMERE GU27 1LW	No objection
WA/2019/1833	Erection of an extension.	LITTLE NUTCOMBE, PORTSMOUTH ROAD, HINDHEAD GU26 6AQ	No objection
WA/2019/1837	Display of non illuminated signs on hoardings and gates.	THE HEIGHTS, 5 HILL ROAD HASLEMERE GU27 2JP	Objection – see separate comment below
WA/2019/1841	Erection of extension and alterations.	4 PINE BANK, HINDHEAD GU26 6SR	No objection
WA/2019/1821	Listed Building consent for erection of extension and alterations.	ST EDMUNDS SCHOOL, PORTSMOUTH ROAD, HINDHEAD GU26 6BH	No objection subject to listed building officer approval
WA/2019/1820	Erection of extension and alterations.	ST EDMUNDS SCHOOL, PORTSMOUTH ROAD, HINDHEAD GU26 6BH	No objection
WA/2019/1864	Use of land and existing outbuildings as independent domestic storage and domestic workshop.	LAND TO THE REAR OF 19 SUNVALE AVENUE, HASLEMERE GU27 1PH	No comment subject to further information and validation of the application from the officer being received
WA/2019/1872	Erection of extensions and alterations to elevations and roof to provide additional habitable accommodation (revision of WA/2019/0435).	22 WOODLANDS LANE, HASLEMERE GU27 1JU	No objection
TM/2019/0202	APPLICATION FOR WORKS TO A TREE SUBJECT OF TREE PRESERVATION ORDER WA198	6 ELIOT DRIVE, HASLEMERE GU27 1NZ	No objection subject to tree officer approval

WA/2019/1904	Alterations to 2 existing flats into 1 flat.	FLATS 1 & 2, 12 LONDON ROAD, HINDHEAD GU26 6AF	No objection
WA/2019/1871	Erection of extensions and alterations.	FAIRWAYS, CHURT ROAD HINDHEAD GU26 6HX	No objection

WA/2019/1837 THE HEIGHTS, 5 HILL ROAD HASLEMERE GU27 2JP

There was extensive discussion following Mr Hampson's presentation to the committee. It was felt that any hoardings which were ultimately erected should not be closed, to ensure visibility of the whole site and deter vandals as this would help security. It is understood the developer has an obligation to ensure the safety of people on site, even intruders, however no planning consent has been given yet, so the application is premature.

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

- The proposed hoardings are too intrusive on the street scene; and
- The proposal as it stands is unnecessary as there is no planning consent for development.

WA/2019/1784 LAND AT GRAYSWOOD BEECHES, HIGHERCOMBE ROAD

The committee commented on the design of the building. They also discussed the issue of the site being in the Green Belt and the circumstances where the NPPF would allow infilling. There was discussion both in favour of the development and against it. It was stated the only reason the committee was discussing it at all was because it sits in the Green Belt. The NPPF does allow infilling in certain circumstances and the planning officers at Waverley Borough Council would be qualified to make that call. The committee voted to offer **no objection** to the application.

WA/2019/1692 LONGDENE HOUSE, HEDGEHOG LANE, HASLEMERE

Having heard from both parties in relation to this application it was acknowledged that the Committee did not object to the outline permission under WA/2019/0337; however, in respect of this application the proposal was considered to be overbearing and would impact on AONB. The committee could only comment in respect of the submitted planning application in front of it, and not the new development proposal which was reduced in scale and height.

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

- The proposed development is out of character with the area in respect of its bulk, mass and scale contrary to policy TD1 of the Local Plan Part 1 2018 and retained policies D1 & D4 of the Local Plan 2002.

WA/2019/1850 CHASEMOOR, PORTSMOUTH ROAD, HINDHEAD GU26 6BZ

The committee considered the application under Section 73 to vary condition 1 of WA/2017/1044 to allow changes to size, layout and elevations, to change the location of the LEAP and the removal of the requirement to provide affordable housing. The intensification of bedrooms and garaging was discussed, and it was felt that the 30% increase in bedrooms would, in all likelihood, attract a higher sale price for each dwelling. If the proposal was no longer financially viable to provide affordable housing, the applicant should start the process again in re-submitting an application that would be viable. They were also concerned about the re-locating of the Local Equipped Area for Play closer to the road.

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

- There was no viability study; and
- To remove the requirement to provide on site affordable housing, or commuted payments, is contrary to policy AHN1 of the Local Plan Part 1.

134/19 Decisions and Appeals

The list was noted.

135/19 Highways Update

The update was noted. Since writing the update the leak by 5-21 Wey Hill has been done.



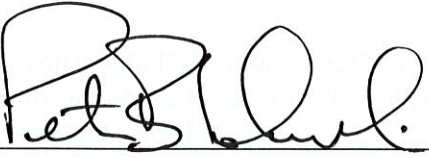
Cllr Keen stated Church Lane surface is starting to break up again and Cllr Lloyd advised the entrance to Underwood Road is in a very poor state.

Action: Deputy Town Clerk will notify SCC Highways .

136/19 Next meeting

Monday 6th January 2020

Meeting closed at 8.21pm

Signed: 
Chairman of Planning

Date: 