



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 25th May 2017
Council Chamber, Town Hall, High Street, Haslemere

Chairman	Cllr Bradley*
Vice Chairman	Cllr Piper*
Councillors	Abeyundara, Arrick, Carter*, Dover, Edwards*, Hewett*, King, Odell, Peel, Round*

**Present*

Meeting clerked by: Joanna Cadman, Locum Deputy Town Clerk.

In attendance: five members of the public

55/17 Apologies for absence

Cllrs Abeyundara, Arrick, Dover, Odell and Peel

56/17 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Edwards, Piper and Round declared non-pecuniary interests as members of the WBC Southern Area Planning Committee. They reserve the right to change the tone or content of their opinion when presented with further advice from WBC officers or other professionals.

57/17 Minutes of the last meeting

The minutes of the meeting held 27th April were agreed and signed as a true record.

58/17 Matters arising from those minutes not otherwise stated in the agenda

None

59/17 Representations by the public

WA/2017/0709

David Elliott, National Trust spoke in support of this application. He advised that:

- The base houses volunteers from all over the country. Since the 1980s the base has been hired out when not in use by volunteers and this application seeks to regularise this. The base had been closed to outside use since it was discovered that it was not licenced for outside hire, which has resulted in a considerable loss of an income which is spent on the countryside.
- The National trust wishes to hire out the base no more than 40 times a year to wedding and family groups. It will not be hired out for hen and stag parties and a number of polices will be put in place to ensure that lettings are well managed.
- There are now NT representatives living on and near the base, so any issues would be swiftly dealt with.
- He emphasised that the base was closed voluntarily, there had been no enforcement.

Mr Bird, a resident, spoke against the application and made the following points:

- The application will have a detrimental impact on the privacy and amenity of himself and his neighbours.
- The application is likely to cause nuisance to himself and his neighbours.
- There will be inadequate supervision, as the warden leaves the site in the evening.
- the application crosses the boundary from agricultural to commercial use.
- The base is in the AONB and Green Belt.
- The 70 metre buffer zone mentioned is his garden.
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After some discussion the committee agreed to **OBJECT** to this proposal on the following grounds.

- The proposed application is contrary to Policy C3 of the Waverley Borough Council 2002 Local Plan.

Members requested that, should the WBC Planning Committee be mindful to approve this application, conditions should be imposed with respect to noise disturbance, the effect on neighbours and hours of use.

60/17 Planning applications

Planning Ref	Proposal	Site Address	Comments
PC/2017/0007	Consultation from a neighbouring authority for new single-storey ground floor front, side and rear extension with new roof lantern to existing roof. New patio area cut in to existing ground. To first floor three new dormers to front and side elevations with new roof lantern to existing roof. New patio area cut in to	19 LINCHMERE ROAD, HAMMER, LINCHMERE GU27 3QF	No Objection
TM/2017/0065	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 03/10	8 HASTE END HILL ROAD HASLEMERE GU27 2JP	No Objection
WA/2017/0676	Erection of single-storey rear extension following demolition of existing conservatory.	3 BUNCH WAY, HASLEMERE GU27 1ER	No Objection

Planning Ref	Proposal	Site Address	Comments
WA/2017/0709	Application under Section 73A to vary Condition 1 of WA/1980/0399 (restriction to use by volunteer workers) to allow use by private groups for no more than 40 days in a calendar year.	THE HUNTER BASE CAMPS, SWAN BARN FARM, COLLARDS LANE, HASLEMERE GU27 2HU	Objection – see separate comments above
WA/2017/0669	Erection of raised decking.	26 COURTS HILL ROAD, HASLEMERE GU27 2PN	No Objection
WA/2017/0681	Erection of a glass canopy.	KIRUNA, 11 HEATH CLOSE, HINDHEAD GU26 6RX	No Objection
TM/2017/0061	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER WA187	TAB HOUSE, TILFORD ROAD, HINDHEAD GU26 6RA	No objection subject to Tree Officer's approval
NMA/2017/007 1	Amendment to WA/2016/2354 for the removal of 1 window to the East elevation and the addition of 1 roof light.	MAYFIELD, 6 FIR TREE AVENUE, HASLEMERE GU27 1PL	No objection
WA/2017/0726	Erection of a detached dwelling and garage including associated works (revision of WA/2016/2029).	LAND AT STEDLANDS, SCOTLAND LANE, HASLEMERE GU27 3AW	Objection – see separate comments below
NMA/2017/006 7	Amendment to WA/2016/1709 to provide alterations to elevations.	ARDOYNE, 13 COURTS MOUNT ROAD, HASLEMERE GU27 2PR	No objection

Planning Ref	Proposal	Site Address	Comments
WA/2017/0734	Erection of two storey side extension and alterations following demolition of existing single storey side extension and garage/workshop.	PINEWOOD, 26 HILL ROAD, HASLEMERE GU27 2NH	No objection
WA/2017/0740	Erection of a two storey extension and alterations following demolition of existing conservatory; erection of a porch; alterations to detached garage roof to provide additional habitable accommodation including dormer windows.	WESTBURY, GRAYSWOOD ROAD, HASLEMERE GU27 2BS	Objection – see separate comments below
TM/2017/0069	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 10/99	LOCKSLEY, TENNYSONS LANE, HASLEMERE GU27 3AF	No objection subject to Tree officer approval
WA/2017/0727	Hybrid Planning Application: Change of use, extension and alterations to office building to provide 1 dwelling with the erection of a detached garage; outline application with access and landscaping to be determined for the erection of up to 13 dwellings	LONGDENE HOUSE, HEDGEHOG LANE, HASLEMERE	No objection

Planning Ref	Proposal	Site Address	Comments
NMA/2017/0070	Erection of extensions and alterations together with the erection of a detached garage building (WA/2016/0744). 1. Leave 'lower' roof section to south/west as existing, ie. do not raise roof. 2. Reduce size of front dormer window. 3. Leave rear roof of 'lower' south/west section as existing.	WEYBANK, WEYDOWN ROAD, HASLEMERE GU27 1DS	No objection
WA/2017/0729	Change of Use and alterations of existing equestrian building to a residential dwelling (Use Class C3) together with associated parking and garden.	OUTBUILDING AT TOP YARD, QUAIL HOUSE FARM, HYDE LANE, CHURT GU10 2LR	No objection
TM/2017/0068	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 07/05	LITTLESRAW HINDHEAD ROAD HINDHEAD GU26 6AW	No objection subject to Tree Officer approval
WA/2017/0752	Erection of single storey front extension.	23 PEPERHAM ROAD, HASLEMERE GU27 1EB	No objection
WA/2017/0737	Erection of stables/stores and hard standing together with change of use of land to equestrian following demolition of existing stables. (Revision of WA/2016/1507)	LAND EAST OF SEWAGE WORKS ON TRACK KNOWN AS MUDDY LANE, PRESTWICK LANE, GRAYSWOOD	No objection
NMA/2017/0075	Amendment to WA/2016/2365 to provide alterations to elevations.	LAND AT STEPSTONES, SCOTLANDS CLOSE, HASLEMERE	No objection

Planning Ref	Proposal	Site Address	Comments
WA/2017/0757	Certificate of Lawfulness under Section 192 for the erection of first floor extension and alterations.	MAPLEDENE, BUNCH LANE, HASLEMERE GU27 1ET	No objection
WA/2017/0754	Certificate of Lawfulness under Section 191 for construction of cabin for occupation as ancillary accommodation to the main dwelling.	HUNTINGTON HOUSE LODGE, HUNTINGTON HOUSE DRIVE, HINDHEAD GU26 6BG	No objection
WA/2017/0760	Erection of an outbuilding for additional habitable accommodation following demolition of existing detached garage.	BRACKENBROUGH, PARSONS LANE, HINDHEAD GU26 6NP	No objection subject to it being ancillary to the main dwelling
TM/2017/0077	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 13/00	CASTLE OF MEY HOUSE VICARAGE LANE HASLEMERE GU27 1NB	No objection subject to tree officer approval
WA/2017/0796	Erection of extensions and alterations.	RIVENDALL, THE MOUNT, GRAYSWOOD GU27 2EB	No objection
WA/2017/0813	Certificate of Lawfulness under Section 192 for the erection of a single storey side extension; construction of dormer window and alterations (revision of WA/2017/0449).	BLAKENEY, DERBY ROAD, HASLEMERE GU27 1BP	No Objection
WA/2017/0818	Erection of 2 storey and single storey extensions and alterations following demolition of existing garage and store.	GATEWAYS, HOLDFAST LANE, HASLEMERE GU27 2EY	No Objection
TM/2017/0075	APPLICATION FOR WORKS TO A TREE SUBJECT OF TREE PRESERVATION ORDER 09/10	NEWGATE HIGH LANE HASLEMERE GU27 1BD	No objection subject to tree officer approval

Planning Ref	Proposal	Site Address	Comments
WA/2017/0811	Certificate of Lawfulness under Section 192 for the erection of 2 storey and single storey extensions following demolition of existing single storey extensions; erection of roof extensions and alterations to allow a loft conversion.	FERNHILL HOUSE, 37 LONGDENE ROAD, HASLEMERE GU27 2PQ	No Objection
WA/2017/0809	Erection of outbuilding and landscaping along with the formation of lakes and construction of a tennis court following the removal of the existing tennis court.	HOUSE IN THE WOOD, CHURT ROAD, HINDHEAD GU26 6HT	No objection
WA/2017/0804	Erection of detached annexe to provide ancillary domestic accommodation.	LAND AT REAR OF 14 GLENVILLE GARDENS, HINDHEAD GU26 6SX	Objection – see separate comments below
WA/2017/0816	Construction of dormer window, installation of roof lights and alterations to provide 1 additional dwelling in roof space.	4 LONDON ROAD, HINDHEAD GU26 6AF	Objection – see separate comments below
	Application by National Trust for consent under section 23(2) of the National Trust Act 1971 to carry out restricted works on Hindhead Common	DEVILS PUNCHBOWL AND HINDHEAD COMMONS	No Objection

WA/2017/0726

The Committee agreed to object to this proposal on the following grounds:

- The proposed application is overbearing and visually obtrusive and as such is contrary to Policy D4 of the Waverley Borough Council 2002 Local Plan

WA/2017/0740

The Committee agreed to object to this proposal on the following grounds:

- The proposed application constitutes over development and as such is contrary to Policy D4 of the Waverley Borough Council 2002 Local Plan.

WA/2017/0804

The Committee agreed to object to this proposal on the following grounds:

- The proposed application is inappropriate and constitutes over-development

WA/2017/0816

The Committee agreed to object to this proposal on the following grounds:

- There is no parking provision on the site.

The Committee also considered an application for a Premises licence for Pickwick, 25 London Road, Haslemere and had no objection.

61/17 Neighbourhood Plan

Cllr Piper advised that WBC NP officers have called in sites and some new sites have been put forward. An initial evaluation is currently taking place, following which a meeting will be called between HTC and WBC officers.

Action: Clerk to request 5 copies of the land availability assessment document.

62/17 HTC representation at Waverley Planning Committee

No nomination was made.

63/17 Highways update

- A meeting has been arranged with SCC for Friday 26th May. Cllr Carter noted members requests for items to be raised.

44/17 Next meeting

22nd June 2017

Meeting closed at 9.30pm

Signed: _____ Date: _____
Chairman of Planning