



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 27th April 2017
Council Chamber, Town Hall, High Street, Haslemere

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

**Present*

Meeting clerked by: Sarah Nash, Deputy Town Clerk.

In attendance: Nine members of the public and one member of the press

44/17 Apologies for absence

Cllrs Arrick and Dover.

45/17 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.

Cllrs Odell and Round declared pecuniary interests in WA/2014/0512 and left the meeting while this was being discussed.

Cllr Edwards declared a non-pecuniary interest in PRA/2017/0001 and left the meeting while this application was being discussed.

46/17 Minutes of the last meeting

The minutes of the meeting held 30th March were agreed and signed as a true record.

47/17 Matters arising from those minutes not otherwise stated in the agenda

None

48/17 Representations by the public **WA/2017/0512**

Ian Rhodes spoke in support of this application and outlined what the scheme includes:

- Change of use of field to provide SANG
- Amendment to Sturt Farm access.

He advised that:

- There both access routes (that permitted and the proposed change) would affect the setting of the listed buildings.
- The consented access creates an island on which the listed buildings would be sited.

- It would provide for a better design of Sturt Farm

He also confirmed that a full planning application would be submitted in the next few weeks.

Mark Eldridge spoke against the application and made the following points:

- Reference to the two previously withdrawn nearly identical applications – complete reversal of WA/2014/1054. The acceptance of this proposal was on the understanding that the geographic setting of the original farm buildings and old farm access track would remain undisturbed.
- The proposed revised access would have a detrimental impact on this setting and is contrary to policy HE3 of Waverley's 2002 Local Plan.
- Proposed access route is contrary to para 132 of the NPPF.
- Is there any supporting evidence to suggest that the original access route is no longer viable?
- The proposed highway would run 3 metres away from the ground floor bedrooms of his property, and only 1 metre away from his entrance and gardens.

After some discussion the committee agreed to **OBJECT** to this proposal on the following grounds (6 in favour of objecting, 2 abstentions).

- The proposed access will have a detrimental impact on the setting of the listed buildings and as such is in conflict with Policy HE3 of the Waverley Borough Council 2002 Local Plan.

49/17 Planning applications

Planning Ref	Proposal	Site Address	Comments
TM/2017/0049	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 27/99	RAVENSWOOD TOWER ROAD HINDHEAD GU26 6SL	No objection subject to Tree Officer approval
TM/2017/0050	APPLICATION FOR REMOVAL OF A TREE SUBJECT OF TREE PRESERVATION ORDER 27/00	2 CHILTERN CLOSE HASLEMERE GU27 3AD	No objection subject to Tree Officer approval
WA/2017/0509	Construction of new vehicular access and driveway.	9 CRITCHMERE LANE, HASLEMERE GU27 1PR	No objection
WA/2017/0511	Erection of single storey rear extension and alterations including rear dormer window.	20 SCOTLAND LANE, HASLEMERE GU27 3AL	No objection
WA/2017/0512	Alteration, extension, landscaping and improvement to existing access from Sturt Road to land to the rear of Sturt Farm, and the provision of Suitable Alternative Natural Greenspace (SANG); to serve development approved under WA/2014/1054.	LAND AT STURT FARM, STURT ROAD, HASLEMERE GU27 3SE	Objection – see separate comments above
WA/2017/0529	Erection of extensions to provide an additional dwelling along with associated parking.	3 ROYAL PARADE, TILFORD ROAD, HINDHEAD GU26 6TD	Objection – see separate comments below

Planning Ref	Proposal	Site Address	Comments
DW/2017/0020	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.6m, for which the height would be 3.7m, and for which the height of the eaves would be 2.6m.	1 HOLLY RIDGE, HASLEMERE GU27 2NP	No objection
TM/2017/0056	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA323A	4 HILL HOUSE, GREENING WOOD, TILFORD ROAD, HINDHEAD GU26 6TB	No objection subject to Tree Officer approval
WA/2017/0565	Erection of a detached dwelling, garage and associated works.	LAND TO REAR OF LYNDALE, FARNHAM LANE, HASLEMERE GU27 1EZ	No objection
WA/2017/0567	Application under Section 73A to vary Condition 1 of WA/2014/1942 (approved plan numbers) to allow amendments to fenestration, elevations and retaining walls to front car park (follows invalid application WA/2016/1033).	BROOM HOUSE, TOWER ROAD, HINDHEAD GU26 6SL	No objection
WA/2017/0569	Erection of single storey side extension and alterations.	EAST RIDGE HOUSE, FARNHAM LANE, HASLEMERE GU27 1EU	No objection
PRA/2017/0001	General Permitted Development Order 2015, Schedule 2 Part 3 Class T - Prior Notification Application for change of use from cricket pavilion (Use Class D2) to a registered nursery.	HASLEMERE RECREATION GROUND PAVILION, OLD HASLEMERE ROAD, HASLEMERE	Objection – see separate comments below
WA/2017/0586	Listed building consent for alterations to cellar to provide a habitable room.	CHURCH HILL HOUSE, CHURCH HILL, HASLEMERE GU27 1BW	No objection
WA/2017/0610	Construction of new vehicular access; closing off of old vehicular access.	BROADHEATH, NUTCOMBE LANE, HINDHEAD GU26 6BP	No objection
WA/2017/0616	Change of Use of part of first floor from office (Use Class B1) to 1 residential dwelling (Use Class C3) together with alterations.	10 HIGH STREET, HASLEMERE GU27 2JE	No objection

Planning Ref	Proposal	Site Address	Comments
WA/2017/0617	Listed Building Consent for alterations.	10 HIGH STREET, HASLEMERE GU27 2JE	No objections subject to listed building officer approval
WA/2017/0622	Erection of a two storey side extension and alterations following demolition of existing conservatory.	CHESTNUT VIEW, OLD BRAMSHOTT CHASE, HINDHEAD GU26 6DB	No objection
WA/2017/0625	Erection of a detached dwelling, detached double garage and associated parking and landscaping, along with a single garage to serve the existing dwelling (revision of WA/2016/0043).	WHITE GATES, UPPER HAMMER LANE, HINDHEAD GU26 6DD	No objection
WA/2017/0662	Alterations to integral garage to provide habitable accommodation; alterations to enclose front porch.	4 ST STEPHENS CLOSE, HASLEMERE GU27 1NT	No objection
PC/2017/0006	Consultation from a neighbouring authority for a BMW/MINI showroom with associated workshop and MOT parking and landscaping following demolition of the existing buildings.	SITE OF FORMER SPANIARD INN, PORTSMOUTH ROAD, HINDHEAD	See separate comment below
WA/2017/0634	Erection of a dwelling following demolition of existing car port.	LAND ADJACENT TO COMBEDENE, PORTSMOUTH ROAD, HINDHEAD GU26 6TQ	Objection – see separate comments below
WA/2017/0660	Certificate of Lawfulness under Section 192 for the erection of a single storey rear extension.	21 BORDER ROAD, HASLEMERE GU27 1PG	No objection
WA/2017/0653	Erection of front porch and alterations to garage to form habitable accommodation.	TAMARIX, 37 COURTS HILL ROAD, HASLEMERE GU27 2PN	No objection
WA/2017/0650	Erection of extensions following demolition of existing conservatory.	MAYFIELD, DENBIGH ROAD, HASLEMERE GU27 3AP	No objection
WA/2017/0628	Erection of 2 dwellings following demolition of existing building (revision of WA/2016/1908).	LAND TO THE REAR OF PEVENSEY, BEACON HILL ROAD, HINDHEAD GU27 2LA	Objection – see separate comments below

Planning Ref	Proposal	Site Address	Comments
WA/2017/0663	Erection of extensions and alterations following demolition of existing extension; alterations to roof space to provide additional habitable accommodation.	3 WEST COTTAGES, HILL ROAD, HINDHEAD GU26 6QW	No objection

WA/2017/0529

The Committee agreed to object to this proposal on the following grounds (8 in favour, 2 abstentions):

- The proposed development constitutes overdevelopment and will result in a loss of amenity space for the existing property. As such the proposal is contrary to policies D1 and D4 of the Waverley Borough Council 2002 Local Plan.

PRA/2017/0001

The Committee objected to this application on the following grounds (10 in favour, 1 abstention):

- The recreation ground is a war memorial and was gifted to the community for recreational use – it is believed that there is a covenant on the land protecting its use for this purpose.
- Alcohol is present on the premises so is not suitable for children using it as a nursery.
- Adults using the changing rooms whilst the nursery is in use will not have been DBS cleared.
- Children using the outside space is a concern – the outside area would need to be fenced in to make it safe.
- There has been no active promotion of this building for use by other, more appropriate organisations (with a recreational/sporting use).

PC/2017/0006

The Committee considered this application and although they made no objection to the proposed development, the majority did raise concern about safe access from the A3, travelling west onto Knockhundred Lane.

It should be noted that both Cllrs Abeysundara and Round did not agree with the comment made above, and strongly supported this application.

WA/2017/0634

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

- The proposal is out of keeping with the street scene.
- The proposal constitutes overdevelopment of a small site.

As such the application is contrary to policies D1 and D4 of the Waverley 2002 Local Plan.

WA/2017/0628

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

- The proposal will overlook Grove Road
- The scheme will be substantially higher and have a much more significant visual impact than the existing use.
- There is very little amenity space proposed for this application.
- The Committee would like WBC to consider all recent applications on this site when reviewing this application as there is concern that the land allocated for parking falls within another application's boundary.

50/17 Neighbourhood Plan

Cllr Odell provided an update to the committee on the meeting with WBC on 27th April to discuss whether to include site allocations in the neighbourhood plan or let WBC include them in its Local Plan Part 2.

If HTC were to allocate sites there would be a lot more additional work needed on the existing neighbourhood plan. Although WBC has recently undertaken a call for sites, and is happy to share this information with HTC, it would be up to HTC to consult further on all sites (those that have already been included in the existing draft of the plan and those promoted as part of WBC's recent call for sites consultation) to gain public feeling on which sites would be preferable.

If WBC were to allocate sites for the parish of Haslemere in its LPP2, they would undertake all of the work outlined above.

If WBC take on the allocation of sites it should be noted that both WBC officers are extremely keen to work with HTC to develop the options for sites, and would like HTC to have a positive input into this decision making process. They are acting transparently and fully understand that HTC should be involved throughout the entire process. They have agreed to continue having meetings with HTC to discuss plans, so hopefully the end result would be having the allocations within the LLP2 that suit both WBC, HTC and the community as a whole.

Another issue discussed was the timing of the neighbourhood plan. If WBC were to allocate sites, the advantages of the neighbourhood plan being finalised in parallel or slightly behind were highlighted. If this were the case, any allocations made in WBC's LLP2 would be publically known, and the neighbourhood plan could build on each of the allocations by having design criteria for each site, thus giving HTC and the neighbourhood plan more control on what is acceptable.

In light of this it is **resolved** that:

- WBC includes site allocations in its LPP2
- The Haslemere neighbourhood plan is timed to be adopted in parallel or slightly after the WBC LLP2

Action: Deputy Town Clerk to write a formal letter to WBC advising them of this decision.

51/17 HTC representation at Waverley Planning Committee

The Committee was reminded that Cllrs Abeyesundara and Bradley would like to speak in favour of WA/2017/0277 & WA/2017/0278 when they are considered by the Waverley Southern Planning Committee.

Action: Deputy Clerk to add to hand over note.

52/17 Decisions and appeals

The contents of Appendix 3 to the Agenda were noted.

53/17 Highways update

Cllr Carter is gave an update:

- If any councillors have any outstanding highways issues they would like raised with the new SCC Councillors once elected, send them to the Deputy Clerk email address for logging.
- Cllr Carter attended a meeting with Highways England regarding the tunnel. The management of planned and unplanned closures is still not acceptable.

Action: Cllr Carter to draft a letter to Highways England CEO (who he has contact details for) and agree with the Clerk. Thursley Parish Council should be notified out of courtesy that the letter is being sent as HTC has been communicating with them on this issue.

Cllr Edwards raised the issue of tourism drop off points in the town. Cllr Odell advised that the Museum has considered the issue and would welcome the facility to park coaches at Haslemere Recreation Ground, however it would be helpful to have the layby outside the book shop formalised into a coach drop off/pick up point.

Action: Add this request to the list of issues to be taken up with the new SCC councillor once elected.

54/17 **Next meeting**
25th May 2017

Meeting closed at 9.00pm

Signed: _____ Date: _____
Chairman of Planning