



HASLEMERE TOWN COUNCIL

Town Hall, High Street, Haslemere, Surrey GU27 2HG
01428 654305 / clerk.htc@haslemere.com

Planning & Highways Committee

Minutes of the meeting held at 7pm on 2nd April 2015
Council Chamber, Town Hall, High Street, Haslemere

Chairman	Cllr P Isherwood*
Vice Chairman	Cllr P Bradley*
Councillors	Arrick, Benson, Blades, Dover, Edwards*, F Foster*, M Foster*, Hall, Hewett*, Howard, King*, Lancaster*, Mulliner, Odell, Piper*, Reavley

**Present*

Meeting clerked by: Sarah Nash, Deputy Town Clerk.

In attendance: Seven members of the public and Mr C Medland

38/15 APOLOGIES FOR ABSENCE

Cllrs Blades, Arrick, Reavley, Odell, Dover, Howard

39/15 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS

Cllrs Isherwood and Edwards disclosed 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.

WA/2015/0418: Cllr Edwards declared a non-pecuniary interest.

WA/2015/0512: Cllr Bradley declared a non-pecuniary interest.

40/15 MINUTES OF THE LAST MEETING

The minutes of the meeting held 5th March 2015 were agreed and signed as a true record.

41/15 MATTERS ARISING

Cllr King advised that no updates have been received from SCC.

The yellow lining has been completed on Lion Lane however is only partially completed in Hindhead. Cllr Edwards suggested that it would be helpful if ward councillors knew when the lining was taking place to provide assistance where necessary, particularly in relation to having cars moved.

42/15 REPRESENTATIONS BY THE PUBLIC

WA/2015/0444

Mr R Fox made a representation in objection to this application citing loss of light and overdevelopment as his reasons for objection. Cllr Isherwood confirmed that this application is being called in to Southern Planning Committee at Waverley.

The Committee debated this application once Mr Fox had left the meeting. They concurred with his reasons for objection and objected on the basis that the proposal constitutes overdevelopment and results in a loss of amenity to the neighbouring property.

WA/2015/0418

Mr R Serman made a representation in objection to this application citing the following reasons:

- The proposal is extreme and very conspicuous
- In conflict with the Haslemere Design Statement
- In conflict with current design
- The proposal is bulky and over bearing

The applicant was also present at the meeting and confirmed that he too was unhappy with the proposal as it stands. He is currently revising the plans to conform with WBC's recommendations on retaining the sloped roof line.

The committee concurred with Mr Serman's objections so objected on the following grounds, however did note that they would consider the revised plans independently once submitted. The design in its present form is overbearing and is not sympathetic to the existing building, and as such is contrary to the Haslemere Design Statement

43/15 MR CHRIS MEDLAND, ONE WORLD DESIGN

Mr Chris Medland from One World Design gave a presentation on modular car parks using living walls; he used the National Grid car park in Warwick as a case study. He presented the cost implications for such a scheme and outlined what configuration could potentially be used at the station. Mr Medland confirmed that he would provide a copy of the presentation to HTC for information.

44/15 PLANNING APPLICATIONS

Planning Ref	Proposal	Site Address	Comment
DW/2015/0010	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6m, for which the height would be 4m, and for which the height of the eaves would be 2.5m.	BEACON COTTAGE, HILL ROAD, HINDHEAD GU26 6QN	No objection
NMA/2015/ 0026	Amendment to WA/2013/2190 for alterations to locations of roof lanterns, a door and a window.	HOLLYBANK, CLOVELLY ROAD, HINDHEAD GU26 6RW	No objection
NMA/2015/ 0028	Amendment to WA/2014/0340 to provide an additional roof light to single storey rear extension.	15 OAK TREE LANE, HASLEMERE GU27 1PQ	No objection
NMA/2015/ 0029	Amendment to WA/2014/2391 to provide additional window to east elevation.	THE GREENHOUSE FARNHAM LANE, HASLEMERE GU27 1HE	No objection
TM/2015/0030	Application for works to trees subject of Tree Preservation Order 11/99.	LAND AT AND ADJACENT TO 10 MOORLANDS CLOSE, HINDHEAD GU26 6SY	No objection subject to Tree Officer approval

Planning Ref	Proposal	Site Address	Comment
TM/2015/0032	Application for works to a tree subject of Tree Preservation Order 13/00.	CASTLE OF MEY HOUSE, VICARAGE LANE, HASLEMERE GU27 1NB	No objection subject to Tree Officer approval
WA/2015/0355	Erection of detached garage/store following demolition of existing garage and outbuildings.	YEW TREE COTTAGE, KINGSWOOD LANE, HINDHEAD GU26 6DQ	No objection
WA/2015/0388	Erection of single storey rear extension and installation of roof lights to provide additional habitable accommodation.	4 ST ANDREWS CLOSE, HASLEMERE GU27 2FE	No objection
WA/2015/0389	Erection of single storey link extensions between Cedars 2, 3 & 4.	THE OLD GROVE, HIGH PITFOLD, HINDHEAD GU26 6BN	No objection
CA/2015/0017	HASLEMERE CONSERVATION AREA. Works to and removal of trees.	HEATH COTTAGE, 29 SHEPHERDS HILL, HASLEMERE GU27 2NB	No objection subject to Tree Officer approval
NMA/2015/0030	Amendment to WA/2014/2348 to replace tile hanging with thermal insulation panels, clay tiles, render and cement board cladding.	SILVERDALE, FARNHAM LANE, HASLEMERE GU27 1EU	No objection
PC/2015/0006	Consultation from a neighbouring authority for a single storey extension to rear and side elevations with some associated partial demolition of adjoining walls and ventilation systems associated with kitchen/cellar.	THE MILL TAVERN, SHOTTERMILL ROAD, HASLEMERE GU27 3QE	No objection
WA/2015/0418	Alterations to existing roof to provide habitable accommodation in roofspace.	22 COURTS MOUNT ROAD, HASLEMERE GU27 2PP	Objection – see separate comments
WA/2015/0419	Addition of roof lights to dwelling and alterations to existing detached garage.	GARDEN COTTAGE, 2 COBDEN LANE, HASLEMERE GU27 2HP	No objection subject to the garage remaining ancillary to the existing building
WA/2015/0421	Alterations to existing extension.	9 GOLF LINKS AVENUE, HINDHEAD GU26 6PQ	No objection
WA/2015/0432	Certificate of Lawfulness under Section 192 for erection of outbuilding following refusal of WA/2014/2411.	EAST HIGHLANDS, THREE GATES LANE, HASLEMERE GU27 2ET	No objection
WA/2015/0441	Change of use from Class A1 (Retail) to Class D1 (Health Clinic), (follows invalid application WA/2014/1472).	69A WEY HILL, HASLEMERE GU27 1HN	No objection
WA/2015/0444	Erection of a two storey rear extension and alterations following demolition of outbuildings.	12 ST CHRISTOPHERS ROAD, HASLEMERE GU27 1DQ	Objection – see separate comments
WA/2015/0448	Alterations to existing elevations following part demolition of existing single storey extension.	EXCHANGE HOUSE, HINDHEAD ROAD, HINDHEAD GU26 6AA	No objection
TC/2015/0002	G.P.D.O. Part 24; installation of 3 replacement antennas, 2 600mm diameter transmission dishes, 1 300mm diameter transmission dish, 1 equipment cabinet and ancillary works.	CHASE FARM, PORTSMOUTH ROAD, HINDHEAD GU26 6DG	No objection

Planning Ref	Proposal	Site Address	Comment
TM/2015/0035	Application to fell a tree subject of Tree Preservation Order 25/00.	BEACON UNDERWOOD, WOOD ROAD, HINDHEAD GU26 6PX	No objection subject to Tree Officer approval
TM/2015/0037	Application to fell a tree subject of Tree Preservation Order 17/09.	CONISTON HOUSE, BUNCH LANE, HASLEMERE GU27 1ET	No objection subject to Tree Officer approval
WA/2015/0449	Erection of a two storey extension and alterations following demolition of existing single storey extension.	8 HIGHBURY GROVE, HASLEMERE GU27 1BB	No objection
WA/2015/0453	Application under Section 73 to vary Condition 6 of WA/2014/0277 (approved plans) to allow alterations to dwelling.	HILLSIDE, BEACON HILL ROAD, HINDHEAD GU26 6QB	No objection
WA/2015/0488	Erection of single storey extension and alterations.	1 THE SPINNEY, WEYCOMBE ROAD, HASLEMERE GU27 1SP	No objection
AG/2015/0008	G.P.D.O Parts 6 & 7; erection of an agricultural barn.	LAND AT BARFOLD FARM, PETWORTH ROAD, HASLEMERE	Objection – see separate comments
WA/2015/0509	Erection of extension and alterations; erection of detached garage (follows invalid application WA/2014/2463 to vary consent granted under WA/2013/0673).	FIVE OAKS, THREE GATES LANE, HASLEMERE GU27 2LD	No objection
WA/2015/0512	Erection of extension.	133 KINGS ROAD, HASLEMERE GU27 2QQ	No objection
WA/2015/0513	Erection of extensions and alterations to roof.	SOUTHDOWN, PORTSMOUTH ROAD, HINDHEAD GU26 6BZ	No objection
WA/2015/0560	Application for Listed Building Consent for internal and external alterations.	17 PETWORTH ROAD, HASLEMERE GU27 2JB	No objection subject to Historic Building Officer approval
WA/2015/0561	Change of Use from office (Class B1a) to residential (Class C3).	17 PETWORTH ROAD, HASLEMERE GU27 2JB	No objection subject to Historic Building Officer approval

AG/2015/0008

The committee objected to this proposal as follows:

The recent appeal decision on WA/2014/1900 allowed the conversion of an agricultural barn to stables as the applicant stated that there was no longer a commercial need for the agricultural barn. It therefore seems unreasonable to allow further intensification of this site when the applicant has made it clear in previous applications that there is no requirement for an agricultural barn; particularly as the site in question is within the Green Belt and should be afforded greater protection by its status.

It is also unclear whether Waverley officers are aware that permission has already been granted for the conversion of another barn on the portion of this site within the Chichester District Council administrative area; Haslemere Town Council feels that it is important that you have all available information to make an informed decision on this application.

Action: The committee agreed that the Deputy Town Clerk should contact Waverley and write to PINs to outline the history of this site and the failings with the appeal process. A request should be made for PINs to review their decisions.

45/15 HTC REPRESENTATION AT WAVERLEY PLANNING COMMITTEE

None

46/15 DECISIONS AND APPEALS

The contents of Appendix 3 to the Agenda were noted.

47/15 HIGHWAY ISSUES

Cllr King advised that some Woolmer Hill and Critchmere residents have voiced concerns over the trees along Woolmer Hill from The Royal Oak. They have requested that SCC carry out a survey of these trees to ensure that none are dangerous.

Action: Deputy Town Clerk to write to the SCC Councillor to request that a tree survey is carried out in this location, particularly as it is a route to school, it is near a housing estate and is also a route to the A3 so is also used by HGVs.

48/15 WAVERLEY DESIGN AWARDS

Cllr Isherwood advised that he would be nominating Langham Court.

49/15 CONSERVATION AREA APPRAISAL MANAGEMENT PLAN

The Deputy Town Clerk provided an update on the Buildings of Local merit project.

50/15 DATE OF NEXT MEETING

30th April 2015

Meeting closed at 8.35pm

Signed: _____ Date: _____
Chairman of Planning