



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 2nd March 2017
Council Chamber, Town Hall, High Street, Haslemere

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

**Present*

Meeting clerked by: Sarah Nash, Deputy Town Clerk.

In attendance: Two members of the public

22/17 Apologies for absence

Cllrs Drake, Odell and Piper

23/17 Declarations of Pecuniary and Non-Pecuniary Interests

Cllr Round declared a non-pecuniary interest as a member of the WBC Southern Area Planning Committee. He reserves the right to change the tone or content of his opinion when presented with further advice from WBC officers or other professionals.

24/17 Minutes of the last meeting

The minutes of the meeting held 3rd February were agreed and signed as a true record.

25/17 Matters arising from those minutes not otherwise stated in the agenda

None

26/17 Representations by the public

WA/2017/0277 & WA/2017/0278

Mr Nick Tsiknas spoke, acting for the owner of Lythe Hill Hotel. He outlined the proposed eight-phase scheme, which includes:

- Phase 1: New covered roof to form internal atrium
- Phase 2: New barn-style building to be used as a conference/wedding venue
- Phase 3: 20 (accommodation) Eco Pods situated in existing woodlands
- Phase 4: Extension of existing restaurant and kitchen facilities
- Phase 5: New reception and 75 bedrooms
- Phase 6: Extension of existing gym and spa
- Phase 7: Existing barns replaced with new classic car store
- Phase 8: Erection of a new dwelling to be for the sole use of an on-site manager

The scheme is likely to provide a further 100 jobs to those already in place. It will also provide an apprenticeship scheme aimed at linking with the local secondary school. It was suggested at the meeting that the owner should also get in touch with Stepping Stones school about opportunities for linking the two organisations.

Action: Deputy Clerk to forward Stepping Stones details to Nick Tsiknas.

The Committee unanimously agreed to **SUPPORT** to this proposal. A letter will be written to Waverley Borough Council advocating this application and the benefits it will bring to Haslemere, namely:

- Providing a destination venue on the outskirts of Haslemere and the gateway to the national park, increasing the number of visitors to the town.
- The jobs which will be created for local people and the boost this will make to the local economy.

Mr Simon Hodgins, Gibbs Trust

Mr Hodgins presented potential plans for the Gibbs Trust land from 2-12 Lower Street (which also includes a building owned by another party). It is proposed as a mixed-use scheme of residential, retail and parking. There are still many land ownership and rights of way issues to sort out prior to submitting a formal planning application.

27/17 Planning applications

Planning Ref	Proposal	Site Address	Comment
TM/2017/0013	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 10/99	6 TENNYSONS RIDGE HASLEMERE GU27 3SY	No objection subject to Tree Officer approval
WA/2017/0099	Erection of a dwelling with associated parking and amenity space (revision of WA/2016/2191).	HEATH EDGE COTTAGE, HIGH STREET, HASLEMERE GU27 2JY	Objection – see separate comments below
WA/2017/0187	Erection of two storey and single storey extensions and alterations following demolition of existing extension (revision of WA/2016/2261).	HEATH EDGE COTTAGE, HIGH STREET, HASLEMERE GU27 2JY	No objection
WA/2017/0188	Listed Building Consent for the erection of two storey and single storey extensions and alterations following demolition of existing extension.	HEATH EDGE COTTAGE, HIGH STREET, HASLEMERE GU27 2JY	No objection subject to Listed Building officer approval
WA/2017/0119	Erection of first floor extension and alterations; erection of a detached garage with ancillary accommodation above following demolition of existing garage.	BRACKENBROUGH, PARSONS LANE, HINDHEAD GU26 6NP	No objection
CA/2017/0015	HASLEMERE CONSERVATION AREA WORKS TO TREES	MULLION COTTAGE TANNERS LANE HASLEMERE	No objection subject to Tree Officer approval
DW/2017/0008	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.3m, for which the height would be 2.5 m, and for which the height of the eaves would be 2.1m.	11 CLOVELLY DRIVE, HINDHEAD GU26 6RS	No objection

Planning Ref	Proposal	Site Address	Comment
TM/2017/0019	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 44/07	17 WILLOW HOUSE BEECH ROAD HASLEMERE GU27 2BX	No objection subject to Tree Officer approval
WA/2017/0144	Construction of a pitched roof over flat roof.	OAK TREE COTTAGE, CHASE LANE, HASLEMERE GU27 3AG	No objection
WA/2017/0149	Conversion of roof space to form a flat including the construction of dormer window, roof lights and alterations.	4 LONDON ROAD, HINDHEAD GU26 6AF	No objection
WA/2017/0161	Erection of extension and alterations to outbuilding.	74 HIGH STREET, HASLEMERE GU27 2LA	No objection
WA/2017/0162	Listed Building Consent for extension and alterations to outbuilding.	74 HIGH STREET, HASLEMERE GU27 2LA	No objection subject to Listed Building officer approval
WA/2017/0195	Installation of an ATM and alterations to elevation.	HASLEMERE RAILWAY STATION, LOWER STREET, HASLEMERE GU27 2PD	No objection
WA/2017/0196	Display of internally illuminated advert.	HASLEMERE RAILWAY STATION, LOWER STREET, HASLEMERE GU27 2PD	No objection
WA/2017/0207	Erection of 2 dwellings with associated access and landscaping (revision of WA/2016/1583).	LAND ADJACENT TO 18 CRITCHMERE HILL, HASLEMERE GU27 1LS	No objection however HTC notes the impact the additional dropped kerbs will have on on-street parking for neighbouring residents
WA/2017/0209	Erection of building to provide 9 flats with new access and parking and associated works, following demolition of existing dwelling.	34 KINGS ROAD, HASLEMERE GU27 2QG	No objection
CA/2017/0025	HASLEMERE CONSERVATION AREA WORKS TO A TREE	LITTLE MEAD, CHURCH LANE, HASLEMERE GU27 1AT	No objection subject to Tree Officer approval
TM/2017/0023	APPLICATION FOR WORKS AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 36/99	20 ROZELDENE HINDHEAD GU26 6TW	No objection subject to Tree Officer approval

Planning Ref	Proposal	Site Address	Comment
TM/2017/0030	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 22/01	HASTE HILL HOUSE, HASTE HILL, HASLEMERE GU27 2NW	No objection subject to Tree Officer approval
WA/2017/0230	Erection of a detached garage and new vehicular access following demolition of a shed.	119 KINGS ROAD, HASLEMERE GU27 2QQ	No objection
WA/2017/0234	Erection of first floor side extension and alterations.	3 CHERRY TREE AVENUE, HASLEMERE GU27 1JW	No objection
WA/2017/0240	Erection of extension and alterations.	COPPERFIELD, 30 STOATLEY RISE, HASLEMERE GU27 1AG	No objection
WA/2017/0243	Erection of a detached double garage to the front of the dwelling.	WOODBURY, FARNHAM LANE, HASLEMERE GU27 1EZ	No objection
WA/2017/0246	Erection of extensions and alterations.	45 EIGHT ACRES, HINDHEAD GU26 6RY	No objection
WA/2017/0252	Application under Section 73A to vary Condition 1 of WA/2016/1978 (approved plans) to allow general improvements and alterations to the 1 bedroom bungalow.	37 LOWER ROAD, HASLEMERE GU27 2DR	No objection
WA/2017/0255	Application under Section 73 to vary Condition 3 of WA/2016/2147 (Bat Survey and mitigation plan) to allow a change in the mitigation plan for the brown long-eared bats.	KINGSWOOD CHASE, KINGSWOOD LANE, HINDHEAD GU26 6DQ	No comment - defer to Waverley Officer
WA/2017/0277 (Chiddingfold Parish)	Erection of extensions to existing hotel and spa buildings together with the erection of new buildings in 8 phases together with associated parking and demolition of existing extension and outbuildings. Phase 1 Erection of roof to open courtyard area;	LYTHE HILL HOTEL, PETWORTH ROAD, HASLEMERE GU27 3BQ	Support – see separate comments above
WA/2017/0278 (Chiddingfold Parish)	Listed Building Consent for erection of extensions following demolition of existing extension together with the demolition of curtilage listed outbuildings	LYTHE HILL HOTEL, PETWORTH ROAD, HASLEMERE GU27 3BQ	Support – see separate comments above

WA/2017/0099

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

- The scale of the proposal in relation to the existing property is extremely overbearing and does not sit well with the existing properties.
- The proposal would have a detrimental impact on the setting of the existing listed building, of which the proposal is within the curtilage.

28/17 HTC representation at Waverley Planning Committee

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.

29/17 Decisions and appeals

The contents of Appendix 3 to the Agenda were noted.

30/17 Highways update

Cllr Round advised the committee that he and the Deputy Clerk are meeting with the National Trust on Friday 3rd March to find out more information on creating a safe route from Petworth Road to the High Street, through National Trust land.

Cllr Carter updated the committee on the following outstanding SCC actions:

- Wey Hill drain – this has still not been fixed. The Town Clerk has been in contact with SCC about getting it resolved, however to date has not received a satisfactory response.
- Hazel Grove roundabout, it still has no legal lighting on it.
- The VAS on Petworth Road has yet to be removed/turned round to face the correct way.
- Hindhead parking – David Curl has advised that an officer will be sent after June to assess the situation, with no action likely to take place before September.
- Sturt Road and High Lane have still not been resurfaced.

Action: Cllr Abeyesundara to draft, and send to the Town Clerk, a letter for the press outlining the failings of SCC regarding action on these highways issues

Cllr Carter also reported that in recent days the price of fuel locally has dropped by 3p per litre.

31/17 Chichester District Council Site Allocation Consultation

Lynchmere Parish Council's objection to the Sturt Avenue site allocation was considered and it was agreed to write to Chichester District Council in support of their response.

Action: Deputy Town Clerk to write and send a response to Chichester District Council.

32/17 Next meeting

30th March 2017

Meeting closed at 8.40pm

Signed: _____ Date: _____
Chairman of Planning