



# HASLEMERE TOWN COUNCIL

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## **Planning & Highways Committee**

Minutes of the meeting held at 7pm on 30<sup>th</sup> April 2015  
Council Chamber, Town Hall, High Street, Haslemere

<b>Chairman</b>	Cllr P Isherwood*
<b>Vice Chairman</b>	Cllr P Bradley
<b>Councillors</b>	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: Mr & Mrs Serman, Mr Green, Mr Greer, Mr Hodgins and one other member of the public

### **51/15 APOLOGIES FOR ABSENCE**

Cllrs Bradley, Howard, Odell and Piper.

### **52/15 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.

### **53/15 MINUTES OF THE LAST MEETING**

The minutes of the meeting held 2<sup>nd</sup> April 2015 were agreed and signed as a true record.

### **54/15 MATTERS ARISING FROM THOSE MINUTES NOT OTHERWISE STATED IN THE AGENDA**

47/15: Councillor King advised that the felled trees are still lying on the ground along Woolmer Hill and local residents are concerned by the risk that they may roll into the highway if not removed.

**Action:** Deputy Town Clerk to write to the SCC Councillor to request that they are removed as soon as possible.

Conservation Area Appraisal meeting: Councillor Lancaster requested that this takes place prior to the election if possible.

**Action:** Deputy Town Clerk to arrange with Sarah Wells.

### **55/15 ALLEGED PUBLIC RIGHT OF WAY BETWEEN HIGH STREET AND COLLEGE HILL**

The Chairman gave an update as did Mr Serman. The Committee agreed the following **Action:** Deputy Town Clerk to add this to the June Planning & Highways agenda to discuss HTC's formal response to the Local Area Committee and make a recommendation to July Council, by which point interested parties would have been consulted for their views to help inform HTC's response.

### **56/15 REPRESENTATIONS BY THE PUBLIC**

### WA/2015/0638

Mr David Green made a representation in objection to this application on the following grounds:

- The application goes against the previous permission granted whereby no new access was to be imposed and previous parking arrangements retained.
- Vehicular access and egress to and from the site will not be possible in a forward gear due to lack of space
- The turning head is proposed to be extremely close to the pedestrian pavement which could pose a risk
- The siting of the proposed garage up against their boundary and within 3.5 metres of their house would introduce vehicle engine noise in close proximity to habitable room windows in their house
- The proposed garage design is a basic, flat roofed block, with little or no aesthetic merit and is contrary to WBC's Residential Extensions SPD.

The Committee concurred with Mr Green and voted to object to the application on the following grounds:

- Contrary to the Haslemere Design Statement
- Loss of amenity to neighbouring property
- No need for off-road parking in this location
- Does not fit with the street scene
- Does not accord to technical highway requirements of accessing and egressing the site in a forward gear
- Contrary to WBC's Residential Extensions SPD.

Councillor Edwards also advised that if the WBC officer is minded to permit under delegated powers he will have it called in to Southern Planning Committee for consideration.

### WA/2015/0671

Mr John Greer made a representation on behalf of the Haslemere Society in objection to this application on the following grounds:

- It is understood that 700 houses need to be built in Haslemere over the next 15 years however there should not be a rush to do so when developments like Sturt Farm are being approved.
- There has been large scale recent housing development along this new part of Hammer Lane, Royal Huts, British Car Auctions site and Hunters Place/Drummonds. All approved on a piecemeal basis and without any corresponding infrastructure development
- The Barons site and the Andrews site are likely to be the next major planning applications in Hindhead adding to this housing boom.
- There are also other Haslemere sites identified by WBC such as the town centre car park, Holmewoods fencing works and youth complex, Clements window factory and motor cycle outlet, Wey Hill car park,
- A comprehensive and holistic plan for the future development of Haslemere and Hindhead is a serious requirement which should be in place before any more large housing proposals are approved.
- Unfortunately this application has to be determined within a statutory period but there could be many issues needing more answers which would extend this period until after the Haslemere Vision public Housing Consultation this summer and perhaps a Neighbourhood Plan is drafted. Cumulative effects on local infrastructure and the proposal to build on AONB land are but two issues needing close examination.
- The Haslemere Society urges HTC to make Waverley B C Planners aware of all these factors, concerns and pending initiatives pointing out that they should not merely look upon this application as just a welcome contribution to reaching their

housing construction target. The future development of Haslemere deserves more than that.

- The inappropriateness of approving significant planning applications prior to the establishment of a Neighbourhood Plan (and a Local Plan) has, I understand, led to deferment of planning decisions elsewhere in the country and this has been referred to as prematurity.

The Committee considered Mr Greer's statement and agreed to object to the application on the following grounds:

- This is a premature application; consideration needs to be given to the emerging local plan and neighbourhood plan.
- The area does not presently have the necessary infrastructure, educational facilities, health facilities to cope with an application of this size so it needs to be considered holistically along with other sites identified by WBC and the Haslemere Vision as part of the neighbourhood plan.
- It was stated that if this site is permitted 40% affordable housing should be secured

## 57/15 PLANNING APPLICATIONS

Planning Ref	Proposal	Site Address	Comment
TM/2015/0040	Application to fell a tree subject of Tree Preservation Order 20/03.	UNDERSHAW HOTEL, HINDHEAD ROAD, HINDHEAD GU26 6AH	<b>No objection subject to Tree Officer approval</b>
WA/2015/0570	Erection of extensions and alterations.	OAK TREE COTTAGE, CHASE LANE, HASLEMERE GU27 3AG	<b>No objection</b>
WA/2015/0579	Erection of a conservatory and associated works.	HIGHVIEW HOUSE, BUFFBEARDS LANE, HASLEMERE GU27 1LW	<b>No objection</b>
WA/2015/0581	Erection of extensions and alterations to elevations.	13 OCTOBER HILL, HILL ROAD, HASLEMERE GU27 2JP	<b>No objection</b>
WA/2015/0588	Application under Section 73A to vary Condition 3 of WA/2014/2446 (condition requires matching materials) to allow new roof tiles to dwelling and extension.	HOPE HOUSE, PARK ROAD, HASLEMERE GU27 2NJ	<b>No objection</b>
WA/2015/0601	Erection of single storey extensions and alterations following demolition of existing lean-to and conservatory.	ORCHARD HILL HOUSE, FARNHAM LANE, HASLEMERE GU27 1EZ	<b>No objection</b>
WA/2015/0638	Erection of garage; creation of vehicle and pedestrian access and associated works.	76 CHERRY TREE AVENUE, HASLEMERE GU27 1JP	<b>Objection – see separate comments</b>
WA/2015/0639	Erection of single storey extension, carport and alterations following demolition of existing utility room.	OUTERFIELD, TILFORD ROAD, HINDHEAD GU26 6SF	<b>No objection</b>
WA/2015/0642	Erection of single storey extension and alterations.	19 THE OLD COTTAGE, LION LANE, HASLEMERE GU27 1JF	<b>No objection</b>

<b>Planning Ref</b>	<b>Proposal</b>	<b>Site Address</b>	<b>Comment</b>
WA/2015/0649	Change of Use of 2 buildings, one to provide 10 bed care home and one to provide 10 supported living units; external alterations, new parking area and play area on existing parking area.	THE OLD GROVE, HIGH PITFOLD, HINDHEAD GU26 6BN	<b>No objection</b>
WA/2015/0654	Erection of a two-storey extension and alterations.	22 BARTHOLOMEW CLOSE, HASLEMERE GU27 1EN	<b>No objection</b>
WA/2015/0657	Erection of outbuilding and secure storage compound following the demolition of the existing outbuilding.	GRAYSWOOD HILL, HIGHERCOMBE ROAD, HASLEMERE GU27 2LH	<b>No objection</b>
WA/2015/0658	Erection of 4 flats and 2 studio flats following the demolition of an existing storage building and partial demolition of the main building.	PEVENSEY, BEACON HILL ROAD, HINDHEAD GU26 6NT	<b>Objection – see separate comments</b>
WA/2015/0662	Erection of extension and alterations following demolition of existing garage; creation of new vehicular access.	18 SCOTLANDS CLOSE, HASLEMERE GU27 3AE	<b>No objection</b>
WA/2015/0671	Erection of 44 new dwellings (including 13 affordable) with vehicular access onto Portsmouth Road together with associated works.	LAND AT CHASEMOOR, PORTSMOUTH ROAD, HINDHEAD GU26 6BZ	<b>Objection – see separate comments</b>
WA/2015/0674	Erection of front and side extensions; extension to roof to provide additional habitable accommodation (revision of WA/2015/0231).	ACORNS, OAK TREE LANE, HASLEMERE GU27 1PQ	<b>Objection – see separate comments</b>
WA/2015/0682	Erection of a two storey extension and removal of chimney.	29 BRIDGE ROAD, HASLEMERE GU27 2AY	<b>No objection</b>
WA/2015/0692	Erection of single storey extension.	36 WEYSRINGS, HASLEMERE GU27 1DE	<b>No objection</b>
WA/2015/0699	Consent to display illuminated and non illuminated advertisements (as amended by e-mail and plan received 14/04/2015)	HASLEMERE SERVICE STATION, JUNCTION PLACE, HASLEMERE GU27 1LE	<b>No objection</b>
CA/2015/0034	HASLEMERE CONSERVATION AREA. 1x Goat willow - fell.	ROSE COTTAGE, 2 SANDROCK, HASLEMERE GU27 2PS	<b>No objection subject to Tree Officer approval</b>
NMA/2015/ 0051	Amendment to WA/2014/0993 to alter materials to be used for car park.	MOORLANDS LODGE, PORTSMOUTH ROAD, HINDHEAD GU26 6TJ	<b>No objection</b>
PC/2015/0010	Consultation from a neighbouring authority for a proposed single storey oak framed link and extension with attic room above to replace existing garage/store and open porch.	MARSHLANDS, 34 HAMMER LANE, LINCHMERE GU27 3QB	<b>No objection</b>
TM/2015/0049	Application for works to a tree subject of Tree Preservation Order WA329.	WISTERIA HOUSE, PARK ROAD, HASLEMERE GU27 2NJ	<b>No objection subject to Tree Officer approval</b>
WA/2015/0723	Change of use to Dental Practice (D1) from retail (A1).	5 ROYAL PARADE, TILFORD ROAD, HINDHEAD GU26 6TD	<b>No objection</b>
WA/2015/0738	Erection of extensions and alterations.	1 RAVENSVALE COTTAGES, OLD BRAMSHOTT CHASE, HINDHEAD GU26 6DB	<b>No objection</b>

<b>Planning Ref</b>	<b>Proposal</b>	<b>Site Address</b>	<b>Comment</b>
WA/2015/0759	Erection of trellis on boundary fence.	WOODRIDINGS, GRAYSWOOD ROAD, HASLEMERE GU27 2BU	<b>Objection – see separate comments</b>
WA/2015/0760	Installation of 7 dormer windows.	ORMISTON, BUNCH LANE, HASLEMERE GU27 1AJ	<b>No objection</b>
WA/2015/0761	Erection of garden store following demolition of existing garage.	ROBINS, BUNCH LANE, HASLEMERE GU27 1AJ	<b>No objection</b>
WA/2015/0763	Erection of first floor extension and alterations to existing dormer windows; alterations to elevations and fenestration together with rooflights.	SILVERDALE, FARNHAM LANE, HASLEMERE GU27 1EU	<b>No objection</b>
WA/2015/0773	Erection of extension and alterations following demolition of existing conservatory.	14 THE MOORINGS, HINDHEAD GU26 6SD	<b>No objection</b>
CA/2015/0038	RIVER WEY HASLEMERE CONSERVATION AREA. Removal of two trees.	SICKLE MILL COURT, STURT ROAD, HASLEMERE GU27 3RZ	<b>No objection subject to Tree Officer approval</b>
TM/2015/0052	Application for works to a tree subject of Tree Preservation Order 44/07.	LANSDOWNE, GRAYSWOOD ROAD, HASLEMERE GU27 2BW	<b>No objection subject to Tree Officer approval</b>
WA/2015/0779	Installation of roof light.	BOSCARNY, DENBIGH ROAD, HASLEMERE GU27 3AP	<b>No objection</b>
WA/2015/0780	Erection of first floor extension.	AZALEA HOUSE, 2 FOREST DALE, HINDHEAD GU26 6TA	<b>No objection</b>
WA/2015/0782	Erection of 2m fence.	WYCHWOOD RESIDENTIAL CARE HOME, HEADLEY ROAD, HINDHEAD GU26 6TN	<b>No objection</b>
WA/2015/0800	Erection of new timber framed garage outbuilding.	MOORSIDE, POLECAT VALLEY, HINDHEAD GU26 6BE	<b>No objection</b>
WA/2015/0807	Change of use from coffee shop (Class A1) to coffee shop/café (Class A3); installation of extraction duct (revision Of WA/2015/0289).	3 CHARTER WALK, WEST STREET, HASLEMERE GU27 2AD	<b>No objection</b>
WA/2015/0809	Demolition of existing extensions to rear; erection of three storey building to the rear to form two flats; erection of single storey link extension to form self contained office (B1 use) and conversion of first and second floors of existing building to f	27 HIGH STREET, HASLEMERE GU27 2HG	<b>Objection – see separate comments</b>
WA/2015/0812	Erection of 4 dwellings, associated parking and landscaping; creation of 2 new accesses following demolition of existing dwelling, garage and outbuildings.	LAND AT 18 COOMBE LEA, CRITCHMERE HILL, HASLEMERE GU27 1LS	<b>No objection</b>
WA/2015/0814	Erection of a single storey extension and alterations.	67 LOWER ROAD, GRAYSWOOD GU27 2DR	<b>No objection</b>

Planning Ref	Proposal	Site Address	Comment
WA/2015/0815	Installation of 3 no. new antennas, installation of 4 no. microwave dishes, deployment of 1 no. small equipment cabinet and associated ancillary development.	HINDHEAD RADIO SITE R030, TILFORD ROAD, HINDHEAD GU26 6SJ	<b>No objection</b>

#### WA/2015/0658

The committee objected to this application on the following grounds:

- Overdevelopment of the site – it is a relatively small plot so 6 flats is considered excessive
- The proposal fails to meet WBC's parking requirement for development of this nature

#### WA/2015/0674

The committee objected to this application on the following grounds:

- The proposal does not conform with the Haslemere Design Statement by way of including a flat roof.
- The proposal is not in keeping with the rest of the street scene.

#### WA/2015/0759

The committee objected to this application on the following grounds:

- The proposed trellis is too high and as such would severely impact on the neighbours amenity by way of loss of light.

*Councillor Reavley left the meeting*

#### WA/2015/0809

The committee objected to this application on the following grounds:

- Overdevelopment of site – the proposal for five flats is considered excessive on this site
- The proposal fails to meet WBC's parking requirement for development of this nature.

### **58/15 HTC REPRESENTATION AT WAVERLEY PLANNING COMMITTEE**

None

### **59/15 DECISIONS AND APPEALS**

The contents of Appendix 3 to the Agenda were noted.

### **60/15 HIGHWAY ISSUES**

The Deputy Town Clerk informed the committee that all requests for information must now be sent to the generic [highways@surreycc.gov.uk](mailto:highways@surreycc.gov.uk) email address to be logged and assigned formally to our CHO for action. It was agreed that this would take place going forward and the two county councillors will also be copied in for information. The Deputy Town Clerk also circulated the updated schedule for Project Horizon and informed the committee that HTC had been successful in securing £6000 of Localism funding from SCC.

Councillor Isherwood thanked all councillors on the committee and the Deputy Town Clerk for their input throughout the year.

### **61/15 DATE OF NEXT MEETING**

28<sup>th</sup> May 2015

Meeting closed at 9.00pm

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
**Chairman of Planning**