



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 30th March 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: Eight members of the public

33/17 Apologies for absence

Cllrs Abeyesundara, Arrick and Edwards.

34/17 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs 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.

Councillor Carter declared a pecuniary interest in TC/2017/0003 and a non-pecuniary interest in WA/2017/0413.

Councillors Odell and Round declared pecuniary interests in WA/2017/0410 and left the meeting whilst this application was discussed.

35/17 Minutes of the last meeting

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

36/17 Matters arising from those minutes not otherwise stated in the agenda

30/17: This has yet to be actioned.

Action: Deputy Town Clerk to follow up with the Mayor.

37/17 Representations by the public **WA/2017/0376**

Mr Dave Stockdale spoke in opposition to this application. He outlined a number of objections, namely:

- History of refusals for this site
- Existing enforcement action on the site
- Conflict with Waverley transport policies relating to safe access/egress of the site
- Impact on the street scene

- Impact on neighbouring property

The Committee unanimously agreed to **OBJECT** to this proposal on the following grounds.

- The proposal creates significant problems in terms of highways safety, both for pedestrian and vehicular movements. This stretch of road has a 30mph hour limit however it is evident that cars travelling out of town travel at much faster speeds than this. In previous applications Surrey County raised formal objections to access at this point citing "the visibility to the northwest crosses third party land over which the applicant would have no control in order to provide and maintain the required level of visibility commensurate with the speed limit on Petworth Road, contrary to Policy M2 of the Waverley Borough Local Plan 2002". This objection was also included in the planning refusal by the Waverley Planning Officer. The situation has not changed; Haslemere Town Council therefore believes that this proposal is contrary to policy M2 of the Waverley Local Plan as it does not seek to provide safe access for either pedestrians or road users.
- The proposal is not in keeping with the existing street scene and surrounding area. Petworth Road is predominantly formed of banks with side of the road which screen properties, of which mainly roof tops can be viewed from the road. This proposal seeks to provide two entry/exit points off Petworth Road which would dramatically open up the frontage and expose this site. Haslemere Town Council therefore believes that this proposal is also contrary to policies D1 and D4 of the Waverley Local Plan 2002.

38/17 Planning applications

Planning Ref	Proposal	Site Address	Comment
WA/2017/0281	Erection of extensions and garage following demolition of existing extensions and garage; alterations to fenestration and porch.	CIRMHOR, HILL ROAD, HASLEMERE GU27 2JP	No objection
WA/2017/0287	Alterations to attached garage to provide additional habitable accommodation.	3 KILN AVENUE, HASLEMERE GU27 1BE	No objection
TM/2017/0036	APPLICATION FOR REMOVAL OF TREE SUBJECT OF A TREE PRESERVATION ORDER 35/99	3 ROZELDENE HINDHEAD GU26 6TW	No objection subject to Tree Officer approval
WA/2017/0322	Alterations to roof to provide habitable accommodation including insertion of roof lights and additional windows.	VERGOR, 24 LION LANE, HASLEMERE GU27 1JD	No objection
WA/2017/0324	Erection of two-storey rear extension.	9 CRITCHMERE LANE, HASLEMERE, GU27 1PR	No objection
WA/2017/0325	Erection of detached dwelling and associated works (revision of WA/2016/2236).	LAND AT CHURCH HILL HOUSE, CHURCH HILL, HASLEMERE GU27 1BW	No objection

Planning Ref	Proposal	Site Address	Comment
WA/2017/0327	Display of non-illuminated signs.	STEPPING STONES SCHOOL, UNDERSHAW, PORTSMOUTH ROAD, HINDHEAD GU26 6AQ	No objection
WA/2017/0339	Removal of trees in accordance with Condition 1 of WA/1995/1133.	1 WILLIAN PLACE, HINDHEAD GU26 6QZ	No objection subject to Tree Officer approval
WA/2017/0343	Erection of side extension with integral garage; alterations to driveway.	CHAUCERS, UPLANDS CLOSE, HASLEMERE GU27 2BT	No objection
WA/2017/0353	Erection of extensions and alterations.	27 & 28 UNDERWOOD ROAD, HASLEMERE GU27 1JQ	No objection
WA/2017/0363	Erection of single storey side and rear extension and alterations.	JACARANDA, TILFORD ROAD, HINDHEAD GU26 6SQ	No objection
WA/2017/0364	Application under Section 73A to vary Conditions 1, 9 and 10 of WA/2013/2155 (approved plans, demolition of buildings, ancillary purposes and occupation restrictions) to allow for the retention of one of the original outbuildings.	INVAL HOUSE, INVAL, HASLEMERE GU27 1AH	No objection
CA/2017/0034	HASLEMERE CONSERVATION AREA REMOVAL OF TREES	9 SPRINGFORT HOUSE PETWORTH ROAD HASLEMERE GU27 2JB	No objection subject to tree officer approval
WA/2017/0372	Change of Use from Restaurant (Use Class A1) to 3 dwellings (Use Class C3) along with alterations to elevations.	4-5 HAMPTON TERRACE, BEACON HILL ROAD, HINDHEAD GU26 6NR	Objection – see separate comments below
WA/2017/0376	Erection of 3 dwellings with access and associated works.	LAND AT HARSCROSSE, 48 PETWORTH ROAD HASLEMERE GU27 2HX	Objection – see separate comments above
WA/2017/0383	Display of non-illuminated signs.	OAK HALL WISPERS LANE HASLEMERE GU27 1AB	No objection
WA/2017/0397	Variation of Condition 4 of WA/2002/2354 to allow use of garage as habitable accommodation.	64 WEYCOMBE ROAD, HASLEMERE GU27 1EQ	No objection
WA/2017/0402	Construction of vehicle access and landscaping to raise garden levels (revision of WA/16/1971).	DIAL HOUSE, 46 LONGDENE ROAD, HASLEMERE GU27 2PQ	No objection

Planning Ref	Proposal	Site Address	Comment
WA/2017/0405	Erection of single storey extension following the demolition of existing conservatory along with alterations to the raised patio.	TILFORD, OLD HASLEMERE ROAD, HASLEMERE GU27 2NN	No objection
WA/2017/0410	Erection of dwelling and swimming pool with associated landscaping following demolition of existing stables and removal of sand school and hardstanding.	LAND AT RED GABLES, WEYDOWN ROAD, HASLEMERE GU27 1DS	No objection
WA/2017/0412	Erection of two storey side extension following demolition of existing side extension; alterations to fenestration and elevations.	WATERSIDE, BUNCH LANE, HASLEMERE GU27 1AE	No objection
WA/2017/0413	Application under Section 73A to remove Condition 2, 3 and 4 of WA/2014/2117 (pre-commencement conditions regarding tree protection) as work has already been completed.	LANGDONS, GRAYSWOOD ROAD, HASLEMERE GU27 2BW	No objection subject to tree officer approval
WA/2017/0431	Erection of a double garage.	MANDELYN, CHASE LANE, HASLEMERE GU27 3AG	No objection
WA/2017/0433	Erection of single storey extension to ground floor flat.	2 PEVENSEY, BEACON HILL ROAD, HINDHEAD GU26 6FR	Objection – see separate comments below
WA/2017/0436	Erection of a two storey side extension (revision of WA/2017/0128).	FAIRWINDS, HIGHFIELD CRESCENT, HINDHEAD GU26 6TG	No objection
WA/2017/0441	Erection of single storey extensions and alterations.	21 PINE VIEW CLOSE, HASLEMERE GU27 1DU	No objection
WA/2017/0443	Erection of a two storey side extension following demolition of existing conservatory.	ACER COTTAGE, 145 LION LANE, HASLEMERE GU27 1JN	Objection – see separate comments below
WA/2017/0445	Erection of detached double garage following demolition of existing outbuilding; new vehicular access and ancillary works (follows invalid application of WA/2017/0134).	23 KILN AVENUE, HASLEMERE GU27 1BE	No objection
WA/2017/0450	Application under Section 73A to vary Condition 1 (plan numbers) and remove Condition 3 (restricts use of garage) of WA/2014/2361 to allow garage to be used for habitable accommodation.	BROADHEATH, NUTCOMBE LANE, HINDHEAD GU26 6BP	No objection
WA/2017/0463	Erection of extension and alterations.	32 FOX ROAD, HASLEMERE GU27 1RG	No objection

Planning Ref	Proposal	Site Address	Comment
WA/2017/0469	Erection of detached garage/workshop to serve replacement dwelling following demolition of existing detached garage/workshop.	85 PETWORTH ROAD, HASLEMERE GU27 3AX	No objection

WA/2017/0372

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.

WA/2017/0433

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

- The proposal seeks to further extend the rear of this property, subsequently building upon the existing parking area for the site. Parking is a significant problem in Beacon Hill and there is increased pressure on the free car park to the rear of the site. This pressure is reducing the amount of available parking space for retail users.

WA/2017/0443

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

- The proposal two-storey extension will have an overbearing effect on the neighbouring property in Cherry Tree Avenue. This will cause a loss of light to that property and by virtue will have a detrimental impact on the amenity of said neighbour. In light of this Haslemere believes that this proposal is contrary to policies D1 and D4 of the Waverley Local Plan 2002.

39/17 HTC representation at Waverley Planning Committee

None

40/17 Decisions and appeals

The contents of Appendix 3 to the Agenda were noted.

41/17 Highways update

Cllr Carter is attending a meeting with Highways England on Monday 3rd April to discuss issues related to the tunnel. It was suggested that at this meeting Councillor Carter should put forward the ongoing request to have electronic warning signs installed **before** previous exits from the A3, notifying motorists of problems with the tunnel.

Action: Cllr Carter to raise this request with Highways England.

The roundabout sponsorship schemes are now in, details are currently being finalised before being sent to SCC for approval.

Cllr Carter advised that whilst SCC councillors are in purdah, HTC councillors should compile a list of all outstanding highways issues to be in a position to present them to the new SCC councillors once elected.

Action: Deputy Clerk to email all HTC councillors for contributions.

Cllr Carter made the committee aware of blue badge holders now having to pay for parking in Waverley car parks.

42/17 Waverley PIC Funding

Cllr Round updated the committee on a recent project put forward to Waverley, in partnership with the National Trust, for potential PIC funding from WA/2017/0277. The National Trust is looking to improve access and visibility from the High Street to Swan Barn, through the car park to the rear of Collingwood Batchelor car park, over which they have a right of access.

Cllr King asked whether the central grassed area in The Meads could receive any PIC funding towards the cost of converting it to a parking area.

Action: Deputy Clerk to investigate.

43/17 **Next meeting**
27th April 2017

Meeting closed at 8.32pm

Signed: _____ Date: _____
Chairman of Planning