



# HASLEMERE TOWN COUNCIL

Town Hall, High Street, Haslemere, Surrey GU27 2HG  
01428 654305 / [town.clerk@haslemeretc.org](mailto:town.clerk@haslemeretc.org)

## **Planning & Highways Committee**

Minutes of the meeting held at 7pm on 31<sup>st</sup> March 2016  
Council Chamber, Town Hall, High Street, Haslemere

<b>Chairman</b>	Cllr Bradley*
<b>Vice Chairman</b>	Cllr King*
<b>Councillors</b>	Abeyesundara, Arrick, Blades*, Carter*, Dover, Drake, Edwards*, Hall, Hewett*, Newbury*, Odell*, Peel, Piper*, Rodgers*, Round and Sherratt

*\*Present*

**Meeting clerked by:** Sarah Nash, Deputy Town Clerk.

**In attendance:** Simon Hodgins, Mr Jim Wood, Ms Claire Winterbottom, Mr Drew Stokes, Mr & Mrs Hamer-Liles

### **35/16 APOLOGIES FOR ABSENCE**

Cllrs Abeyesundara, Arrick, Dover, Drake, Hall, Peel, Round and Sherratt.

### **36/16 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS**

Cllrs Edwards and Piper 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.

Cllrs Edwards and Piper declared non-pecuniary interests in WA/2016/0270 as Waverley Councillors; the applicant is Waverley Borough Council.

### **37/16 MINUTES OF THE LAST MEETING**

The minutes of the meeting held 3<sup>rd</sup> March 2016 were agreed and signed as a true record.

### **38/16 MATTERS ARISING FROM THOSE MINUTES NOT OTHERWISE STATED IN THE AGENDA**

None.

### **39/16 REPRESENTATIONS BY THE PUBLIC**

#### **Inn on the Hill**

Mr Jim Wood addressed the committee with the proposals for the Inn on the Hill. Although the application has been submitted to Waverley, Haslemere Town Council has not yet been consulted so no comments can be made at this time. The committee thanked Mr Wood for his presentation and awaits the formal consultation.

#### **WA/2016/0426**

Mr Drew Stokes, living opposite the application site, addressed the committee in opposition to the application on the following grounds:

- The proposal overcrowds the site.
- Parking is a potential issue as the driveway will be reduced.

- The road is parked on frequently by dog walkers.
- It is out of keeping with other houses on the road which have large drives.
- There would be a loss of amenity to the existing dwelling.
- The proposal development is close to a tree with a TPO, they are proposing pruning the tree however this would leave very little foliage.
- There are no other three-storey developments along this road.

The committee **objected** to this application on the following grounds:

- Loss of amenity to the existing dwelling.
- The proposal constitutes overdevelopment and is not in keeping with the current street scene of houses within large plots.
- It is not in conformity with the Haslemere Design Statement.

#### 40/16 PLANNING APPLICATIONS

Planning Ref	Proposal	Site Address	Comment
TM/2016/0027	Application for works to a tree subject of Tree Preservation Order WA305	GERARDES LODGE GRAYSWOOD ROAD HASLEMERE GU27 2BG	No objection subject to Tree Officer approval
WA/2016/0270	Application under Regulation 3 for the erection of 2 dwellings following demolition of existing dwelling (Revision of WA/2015/1539 to include the construction of the vehicular access from Tanners Lane.)	SITE OF 33, BRIDGE ROAD, HASLEMERE GU27 2AY	See separate comment below.
WA/2016/0297	Erection of a detached garage/carport.	BYEWAYS, DENBIGH ROAD, HASLEMERE GU27 3AP	No objection
WA/2016/0340	Erection of stable block.	NUTCOMBE FARM, HIGH PITFOLD, HINDHEAD GU26 6BN	No objection
TM/2016/0028	Application for works to a tree subject of Tree Preservation Order WA219	SUNNYBANKS PETWORTH ROAD HASLEMERE GU27 3AX	No objection subject to Tree Officer approval
TM/2016/0030	Application for works to a tree subject of Tree Preservation Order 21/02	SPRING HOUSE THREE GATES LANE HASLEMERE GU27 2LD	No objection subject to Tree Officer approval
WA/2016/0347	Erection of extensions and alterations; erection of a pitched roof on existing detached garage.	MOLE END, FARNHAM LANE, HASLEMERE GU27 1HE	No objection

<b>Planning Ref</b>	<b>Proposal</b>	<b>Site Address</b>	<b>Comment</b>
WA/2016/0360	Erection of 4 dwellings together with associated works following relevant demolition of an unlisted building (existing dwelling) in a conservation area.	LITTLE MEAD, CHURCH LANE, HASLEMERE GU27 1AT	No objection however the Committee has concerns with regard to sightlines of oncoming traffic
WA/2016/0363	Erection of side extension and alterations; erection of garage with study over, following demolition of existing car port.	TREETOPS, HILL ROAD, HASLEMERE GU27 2JP	Objection – see separate letter
WA/2016/0364	Installation of 2 dormer windows.	ORMISTON, BUNCH LANE, HASLEMERE GU27 1AJ	No objection
WA/2016/0365	Installation of 4 dormer windows (follows invalid application WA/2015/1125).	ORMISTON, BUNCH LANE, HASLEMERE GU27 1AJ	No objection
WA/2016/0371	Erection of garage following demolition of existing garage; alterations including changes to roof to create habitable accommodation.	ECCLESLEA, VICARAGE LANE, HASLEMERE GU27 1LQ	No objection
WA/2016/0377	Erection of detached garage (incorporating existing garage) with games room over.	KNOWLE HOLT, TILFORD ROAD, HINDHEAD GU26 6RA	No objection
WA/2016/0382	Erection of detached garage/store.	OLD FARM COTTAGE, GRAYSWOOD ROAD, HASLEMERE GU27 2DJ	No objection
WA/2016/0409	Change of use from agricultural to equestrian and erection of stable block.	OLD FARM COTTAGE, GRAYSWOOD ROAD, HASLEMERE GU27 2DJ	No objection
CA/2016/0033	HASLEMERE CONSERVATION AREA Works to a tree	ROSEMARY COURT CHURCH ROAD HASLEMERE GU27 1BH	No objection subject to Conservation Officer approval
TM/2016/0037	Application for works to and removal of trees subject of Tree Preservation Order 19/08	DAWN COTTAGE DENBIGH ROAD HASLEMERE GU27 3AP	No objection subject to Tree Officer approval
WA/2016/0410	Alterations to elevations	HILL FARM COTTAGE, CLAMMER HILL ROAD, GRAYSWOOD GU27 2DZ	No objection
WA/2016/0413	Erection of a single storey extension.	51 KILN AVENUE, HASLEMERE GU27 1BE	No objection

Planning Ref	Proposal	Site Address	Comment
WA/2016/0426	Erection of a detached dwelling and associated works following demolition of the existing detached garage; erection of an attached garage and alterations to existing dwelling.	LAND AT ACORN HILL, LINKSIDE EAST, HINDHEAD GU26 6NY	Objection – see separate letter
TM/2016/0041	Application for works to / removal of trees subject of Tree Preservation Order 16/03	BEECHDOWN STEEPWAYS HINDHEAD GU26 6PG	No objection subject to Tree Officer approval
WA/2016/0439	Erection of a roof extension to provide habitable accommodation.	2B LONGDENE ROAD, HASLEMERE GU27 2PG	No objection
WA/2016/0442	Use of outbuilding as ancillary accommodation.	SILVER BIRCHES, BUFFBEARDS LANE, HASLEMERE GU27 1LW	No objection subject to development remaining ancillary to existing dwelling
WA/2016/0447	Erection of extensions including dormer windows and alterations to roof to provide additional habitable accommodation.	BEECH COTTAGE, COURTS MOUNT ROAD, HASLEMERE GU27 2PP  489,846.00 132,780.00	No objection
WA/2016/0449	Erection of a roof extension and rear dormer window.	4 LION LANE, HASLEMERE GU27 1JD	No objection
WA/2016/0454	Change of use from Retail (Class A1) to indoor cycling/fitness studio (Class D2).	H J HOUSE, REAR OF 34 (34C), HIGH STREET, HASLEMERE GU27 2HJ	No objection

### WA/2016/0270

The committee **commented** on this application as follows:

- The committee does not object to this proposal however does have concerns regarding the sightlines for access. Vehicles currently park along Tanners Lane between Tanners Lane car park and Bridge Road, thus obstructing sightlines. A lot of children cross near here heading to St Bartholomew's School. The committee would request that consideration is given to installing double yellow lines along this stretch of road to enable residents living the in the proposed development to access and egress the site safely.

### WA/2016/0363

The committee **objected** to this application on the following grounds:

- The proposal constitutes overdevelopment and too dominant in the street scene.
- It is generally not in keeping with the surrounding street scene.

### WA/2016/0318

This application is for a certificate of lawfulness so would not usually be considered by the committee however Cllr Edwards requested that it was discussed. The proposal

seems to be for an additional dwelling so Cllr Edwards is going to raise this with the planning officer at Waverley.

**41/16 HTC REPRESENTATION AT WAVERLEY PLANNING COMMITTEE**

None

**42/16 DECISIONS AND APPEALS**

The contents of Appendix 3 to the Agenda were noted.

**43/16 HIGHWAYS ISSUES**

The committee noted the highways report.

The issue of the proposed crossing on Wey Hill was discussed. The committee felt that the statement made by Cllr Barton was very objectionable, however agreed the following formal response.

The committee believes that there would be a bigger benefit if the new crossing were to be located by Majestic as it would serve both commuters and any residents on future development of 5-21 Wey Hill. The committee fears that a crossing will never be approved in this location if SCC pursues with the installation of a crossing by St Christopher's Road, they would be in too close a proximity of each other. The committee urges Cllr Barton to reconsider SCC's approach, especially bearing in mind the decision made by the Local Area Committee (Deputy Clerk to refer to appropriate minute reference) stating the agreement for a crossing near to Majestic.

Mr Hodgins advised the committee that the VAS is facing the wrong way, it is clear that it has been twisted on the post.

**Action:** Deputy Clerk to follow this up with SCC.

**44/16 NEXT MEETING**

28<sup>th</sup> April 2016

Meeting closed at 8.00pm

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