



HASLEMERE TOWN COUNCIL

Town Hall, High Street, Haslemere, Surrey GU27 2HG
01428 654305 / town.clerk@haslemeretc.org

Planning & Highways Committee

Minutes of the meeting held at 7pm on 4 March 2021
Via ZOOM

Chairman	Cllr Isherwood*
Vice Chairman	Cllr Weldon*
Councillors	Arrick*, Barton*, Cole*, Davidson*, Dear*, Ellis*, Hewett*, Keen*, Lloyd*, Robini*, Round* and Whitby*

*Present

Meeting clerked by: Pippa Auger, Deputy Town Clerk.

In attendance: Cllr David Harmer and members of the public

20/21 Apologies for absence

None

21/21 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Davidson, Dear, Isherwood, Keen & Robini declared non-pecuniary interests as members of the WBC Western Area Planning Committee. They all reserve the right to change the tone or content of their opinion when presented with further advice from WBC officers or other professionals.

Cllr Whitby declared a non-pecuniary interest as a relative works in the Enforcement Section of the WBC Planning Department.

22/21 Minutes of the last meeting

The minutes of the meeting held 4 February 2021 were agreed and signed as a true record.

23/21 Representations by the public

None

24/21 Planning decisions since February 2021 meeting and submitted to WBC list 21/05

Noted

Ref	Proposal	Site Address	Comment
WA/2021/0104	Certificate of Lawfulness under Section 192 for double hip to gable rear dormer loft conversion with 3 roof lights, Juliette balcony and one UPVC window.	12 CHERRY TREE AVENUE, HASLEMERE GU27 1JW	No objection
WA/2021/0144	Application under Section 73A to vary Condition 1 of WA/2017/0625 approved plan) to allow for a double garage.	WHITE GATES, UPPER HAMMER LANE, BRAMSHOTT CHASE GU26 6DD	No objection

WA/2021/0099	Erection of a single storey front extension.	20 THE AVENUE, HASLEMERE GU27 1JT	No objection
WA/2021/0143	Erection of extensions and alterations to elevations.	OAKLEA, 19 CRITCHMERE HILL, HASLEMERE GU27 1LS	No objection
WA/2021/0101	Erection of extensions and alterations.	HASLEMERE TENNIS CLUB PAVILION, OLD HASLEMERE ROAD, HASLEMERE GU27 2NN	No objection
TM/2021/0030	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 10/99	GARDEN LODGE 8 TENNYSONS RIDGE HASLEMERE GU27 3SY	No objection subject to tree officer's approval
TM/2021/0025	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 35/99	7 ROZELDENE, HINDHEAD GU26 6TW	No objection subject to tree officer's approval
WA/2021/0094	Erection of extensions and alterations to roofline and elevations.	COVER POINT, CRICKET CLOSE, HINDHEAD GU26 6RB	No objection

25/21 Planning applications

Ref	Proposal	Site Address	Comment
WA/2021/0155	Erection of extension and alterations to elevations; erection of detached garage.	TAURUS, BEECH ROAD, HASLEMERE GU27 2BX	No objection
WA/2021/0169	Erection of extensions and alterations to elevations including dormers, conversion of garage to habitable space.	FOXWARREN, 2 DENBIGH ROAD, HASLEMERE GU27 3AP	No objection
WA/2021/0165	Erection of extension.	EDGEWOOD, BUNCH LANE, HASLEMERE GU27 1AE	No objection
WA/2021/0167	Certificate of Lawfulness under Section 191 for use of the land and building (unit 3) for commercial storage and distribution use B8 at Quail House Farm, Hyde Farm, Churt, GU10 2LP.	BUILDING 3, QUAIL HOUSE FARM, HYDE LANE, CHURT GU10 2LP	Objection
TM/2021/0036	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT TO TREE PRESERVATION ORDER 12/06	LINDISFARNE BUNCH LANE HASLEMERE GU27 1ET	No objection subject to tree officer approval
WA/2021/0200	External and internal alterations to dwelling.	BEECH COTTAGE, FARNHAM LANE, HASLEMERE GU27 1HG	Objection

CR/2021/0004	General Permitted Development Order 2015, Schedule 2 Part 3 Class O - Prior Notification Application for change of use from offices (Class B1(a)) to 14 dwellinghouses (Class C3).	CHAPMAN HOUSE, MEADWAY, HASLEMERE GU27 1NN	Objection
WA/2021/0190	Alterations to elevations including pitched conservatory roof and garage conversion into habitable accommodation.	3 ST STEPHENS CLOSE, HASLEMERE GU27 1NT	No objection
WA/2021/0179	Certificate of Lawfulness under Section 192 for single storey rear extension following demolition of rear conservatory.	13 UNDERWOOD ROAD, HASLEMERE GU27 1JQ	No objection
WA/2021/0218	Erection of extensions and alterations to elevations.	11 THE FURLONGS, DEEPPDENE, HASLEMERE GU27 1RE	No objection
WA/2021/0188	Erection of extension and alterations to elevations.	6 TENNYSONS RIDGE, HASLEMERE GU27 3SY	No objection
TM/2021/0038	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 27/00	28 SCOTLANDS CLOSE, HASLEMERE GU27 3AE	No objection subject to tree officer approval
TM/2021/0039	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 44/07	LANGDONS, GRAYSWOOD ROAD, HASLEMERE GU27 2BW	No objection subject to tree officer approval
WA/2021/0201	Outline application with all matters reserved for the erection of a dwelling following demolition of existing gym and pool buildings.	LONGDENE HOUSE, HEDGEHOG LANE, HASLEMERE	No objection
WA/2021/0180	Certificate of Lawfulness under Section 192 for the erection of a two storey rear extension.	ROUNABOUTS, THREE GATES LANE, HASLEMERE GU27 2ET	No objection
WA/2021/0197	Application under Section 73 to vary Condition 1 of WA/2018/1565 (approved plan) to change roof design from hipped roof to gabled end roof.	HILL HOUSE, PETWORTH ROAD, HASLEMERE GU27 3AX	No objection
WA/2021/0235	Extension and alteration of an existing garage.	DOWNSIDE, TENNYSONS LANE, HASLEMERE GU27 3AF	No objection

WA/2021/0208	Certificate of Lawfulness under Section 192 for replacement enlarged dormer windows to the front rear and side elevations.	BADGERS, GRAYSWOOD ROAD, HASLEMERE GU27 2BW	No objection
WA/2021/0203	Erection of ground floor extension to provide additional retail floor area (Use Class A1).	1 - 3 CHURT ROAD, HINDHEAD GU26 6PD	No objection
WA/2021/0231	Erection of detached carport.	BROOK COTTAGE, WHITMORE VALE ROAD, HINDHEAD GU26 6JA	No objection
WA/2021/0199	Erection of extensions and alterations.	SILVERBIRCH COTTAGE, WHITMORE VALE ROAD, HINDHEAD GU26 6JA	No objection
WA/2021/0232	Certificate of Lawfulness under Section 192 for a single storey extension.	4 HILL HOUSE, GREENING WOOD, TILFORD ROAD, HINDHEAD GU26 6TB	No objection
WA/2021/0189	Erection of extension and alterations to elevations including pitch roof over garage.	OAKDENE, HILL ROAD, HINDHEAD GU26 6QN	No objection
WA/2021/0206	Conversion of loft to habitable space with 2 roof lights.	3 WILLIAN PLACE, HINDHEAD GU26 6QZ	No objection
NMA/2021/0026	Amendment to WA/2020/0013 for alteration to roof design and fenestration amendments.	OAKWOOD, DOLPHIN CLOSE, HASLEMERE GU27 1PU	No objection
WA/2021/0235	Erection of garage/workshop following demolition of existing garage/workshop. (amended description)	DOWNSIDE, TENNYSONS LANE, HASLEMERE GU27 3AF	No objection
TM/2021/0046	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER HIND 36	WOOTTON DORNEY, COURTS MOUNT ROAD, HASLEMERE GU27 2PP	No objection subject to tree officer approval
WA/2021/0289	Alterations and extension of existing pavilion including additional decking, canopy and relocation of staircase.	PAVILION, HINDHEAD PLAYING FIELD, CRICKET CLOSE, HINDHEAD	No objection

WA/2021/0201 LONGDENE HOUSE, HEDGEHOG LANE, HASLEMERE

The committee discussed this application and agreed that they had no objection to the proposal as it was on an existing footprint of now redundant buildings.

CR/2021/0004 CHAPMAN HOUSE, MEADWAY, HASLEMERE

The committee discussed this application at length. There were concerns that the number of parking spaces did not meet the Waverley Borough Council guidelines of 2013, in that 14 spaces were proposed instead of a minimum of 19. They were also concerned about loss of privacy to neighbours, the cramped layout of the flats and potential light pollution.

Whilst the committee agreed that Haslemere needs smaller, more affordable housing and that it would like to see Chapman House developed into residential dwellings this proposal was not the right one.

The committee agreed to **object** to this application on the following grounds:

- Lack of parking contrary to Waverley Borough Council's parking guidelines 2013;
- There will be loss of general amenity contrary to policy TD1 of the Local Plan Part 1 and retained policies D1 & D4 of the Local Plan 2002, including the privacy of neighbours and disturbance resulting from the emission of light through the retention of large windows; and
- It has concerns that it fails to provide a suitable standard of accommodation and amenity space to future occupiers contrary to policy TD1 of the Local Plan Part 1 and retained policies D1 & D4 of the Local Plan 2002.

WA/2021/0167 BUILDING 3, QUAIL HOUSE FARM, HYDE LANE

A previous application to change the use to class B1 (light industrial) was refused by WBC in 1999 and it should be consistent that this application be refused, as use class B8 would be more detrimental to the site. The committee agreed to **object** to this application:

- WBC have previously refused an application for the continued use of a redundant neighbouring agricultural building for B1 (light industrial) purposes;
- The building sits within the Green Belt and is agricultural. Changing the use will adversely affect the character of the area and no special circumstances have been demonstrated which would outweigh the harm done (RE2 Local Plan Part 1); and
- The building is accessed via an unmade single track off Hyde Lane which is also a narrow, single-track road. The unmade track would not support the increased use by commercial vehicles, causing an unacceptable impact on road safety contrary to policy ST1 of the Local Plan Part 1.

WA/2021/0200 BEECH COTTAGE, FARNHAM LANE, HASLEMERE

The committee reviewed this application and felt that no very special circumstances have been demonstrated to exist for such alterations to be allowed. It agreed to **object** to the application on the grounds that:

- it is inappropriate development in the Green Belt, contrary to policy RE2 of the Local Plan Part 1; and
- it constitutes overdevelopment of the site contrary to TD1 of the Local Plan Part 1.

It noted that seven applications over the last four years have been dealt with by at least four different case officers. This suggests a lack of continuity at officer level which the committee has concerns about. In addition, there is current enforcement action at this site but does not know what stage this is at.

WA/2021/0190 3 ST STEPHENS CLOSE, HASLEMERE

The committee discussed the merits of the application and felt that it was a modest proposal and it had no objections.

WA/2021/0203 1-3 CHURT ROAD, HINDHEAD GU26 6PD

The committee discussed this application at length. There were concerns about loss of parking at the rear of the property and the fact that the highways appraisal and parking survey report were undertaken during a Covid-19 lockdown. Further, delivery lorries may continue to park illegally on the A287 Churt Road and cause nuisance. However, the committee felt that the benefits of expanding the retail space at this once popular village shop would endorse Beacon Hill as a shopping centre and enable residents to walk to a local shop to obtain groceries, which in turn would benefit the other shops in the parade. The committee voted to offer no objection.

26/21 Decisions and Appeals

The list was noted.

27/21 Highways Update

- Cllr Barton is arranging a site visit at 5-21 Wey Hill with WBC to explore the problems of flooding which have been exacerbated since the development started;
- Cllr Weldon has been contacted by a local resident about roadside trees which have died but not been replaced. SCC have a tree planting schedule in place in urban areas. Cllr Robini suggested a tree planting project may be a suitable project to spend CIL money on.
- **ACTION:** Deputy Town Clerk to contact WBC to see if tree planting would be considered an appropriate infrastructure project.

28/21 South Downs National Park Authority Parking Consultation

The committee did not have any comments it wanted to submit.

29/21 Next meeting

1 April 2021

Meeting closed at 8.07pm

Signed: _____ Date: _____
Chairman of Planning