



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 3 December 2020
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: Tom Hanrahan

79/20 Apologies for absence

The committee accepted the absences of Cllrs Ellis (work) and Barton (family)

No apologies were received from Cllrs Cole, Hewett, or Lloyd (Cllr Cole advised by email prior to the meeting that she was unable to join the meeting but the email was not picked up in time)

80/20 Declarations of Pecuniary and Non-Pecuniary Interests

All Cllrs declared non-pecuniary interests in WA/2020/1702 & WA/2020/1703 as the application relates to the Town Hall.

Cllrs Davidson, Dear, Isherwood, Keen & Robini declared non-pecuniary interests as members of the WBC Southern Area Planning Committee. In addition, Councillors Isherwood and Keen are also members of the WBC Joint 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.

81/20 Minutes of the last meeting

The minutes of the meeting held 5 November 2020 were agreed and signed as a true record.

82/20 Representations by the public

None

83/20 Planning decisions since November 2020 meeting and submitted to WBC

Ref	Proposal	Site Address	Comment
NMA/2020/0144	Amendment to WA/2017/0512 to change the wording for Condition 5.	STURT FARM, STURT ROAD, HASLEMERE GU27 3SE	No objection
PC/2020/0020	Consultation from a neighbouring authority for part two-storey, part single-storey rear extensions and installation of 1no. flue to rear elevation.	FERNLEA, 7 STURT AVENUE LINCHMERE GU27 3SJ	No objection
NMA/2020/0147	Fenestration alterations to proposed right elevation including in-filling existing Porch recess, Juliet balcony changed from glass to iron, rear Kitchen and Living fenestration alterations, raise proposed sill on left elevation in Bed 4 and change to all	20 HAVENWOOD, WOODLANDS LANE HASLEMERE GU27 1JU	No objection
WA/2020/1681	Erection of extension and alterations to garage to form habitable accommodation.	LOWER HOUSE, BUNCH LANE, HASLEMERE GU27 1ET	No objection
TM/2020/0240	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
CA/2020/0196	HASLEMERE CONSERVATION AREA WORKS TO TREE	CRANE COTTAGE TANNERS LANE HASLEMERE GU27 1BL	No Objection subject to tree officer approval
WA/2020/1678	Construction of in ground swimming pool.	PINEWELL LODGE, WOOD ROAD, HINDHEAD GU26 6PT	No objection

84/20 Planning applications

Ref	Proposal	Site Address	Comments
WA/2020/1789	Erection of new dwelling with provision of two new vehicular access and associated works.	3 FORESTDALE, HINDHEAD GU26 6TA	Objection – see separate comment

WA/2020/1739	Erection of extensions and alterations to first floor and roof to provide 8 dwellings with alterations at ground floor for cycle and refuse store.	THE FLAT, 13 PARSONS GREEN, HASLEMERE GU27 1EE	Objection – see separate comment
WA/2020/1747	Erection of a detached dwelling and associated works	LAND AT TRIMMERS FIELD, WOOD ROAD, HINDHEAD	Objection – see separate comment
WA/2020/1793	Erection of a detached dwelling, new vehicular access and extensions and alterations to existing dwelling.	34 KINGS ROAD, HASLEMERE GU27 2QG	No objection – see separate comment
NMA/2020/0152	Amendment to WA/2020/0532 for repositioning of the property.	LAND ADJACENT TO COMBESIDE, PORTSMOUTH ROAD, HINDHEAD GU26 6TQ	No objection
TM/2020/0248	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 24/99	7 HERONDALE, HASLEMERE GU27 1RQ	No objection subject to tree officer approval
WA/2020/1711	Erection of two storey double garage including home office.	WHITE GATES, UPPER HAMMER LANE, BRAMSHOTT CHASE GU26 6DD	No objection
WA/2020/1701	Change of Use from light industrial (Use Class B1) to general industry (Use Class B2).	2B UNICORN TRADING ESTATE HASLEMERE GU27 1DN	No objection
WA/2020/1703	Listed building consent for installation of 2 air conditioning units and internal alterations.	TOWN HALL, HIGH STREET, HASLEMERE GU27 2HG	No objection
TM/2020/0249	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 21/02	SPRING HOUSE THREE GATES LANE HASLEMERE GU27 2LD	No objection subject to tree officer approval
WA/2020/1702	Installation of 2 air-conditioning unit's pipes & electrical cables and construction of covers for the condensers.	TOWN HALL, HIGH STREET, HASLEMERE GU27 2HG	No objection
WA/2020/1692	Consultation on a County Matter; details of SuDS verification report submitted pursuant to condition 19 of planning permission Ref. WA/2016/2158 dated 19 December 2017.	STOCK FARM STONE QUARRY HYDE LANE CHURT GU10 2LP	No objection
TM/2020/0253	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA191	30 MILL CLOSE, HASLEMERE GU27 1SA	No objection subject to tree officer approval

TM/2020/0254	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 15/00	WOODRIDGE, HILL ROAD, HASLEMERE GU27 2JP	No objection subject to tree officer approval
TM/2020/0259	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 22/99	5 ROEDEER COPSE, HASLEMERE GU27 1RF	No objection subject to tree officer approval
PC/2020/0022	Consultation from a neighbouring authority for single storey rear extension to replace conservatory and loft conversion into habitable accommodation with 2 no. rear dormers and front roof window.	3 THE MILLSTREAM LINCHMERE GU27 3QA	No objection
TM/2020/0260	APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER WA285	15 CHESTNUT AVENUE HASLEMERE GU27 2AT	No objection subject to tree officer approval
WA/2020/1782	Erection of raised decking with glass balustrade and associated works.	GUYHIRNE, CHASE LANE, HASLEMERE GU27 3AG	No objection
WA/2020/1765	Certificate of Lawfulness under Section 192 for erection of single storey rear extension and new door opening and window.	GREENWAYS, GROVERS GARDENS, HINDHEAD GU26 6PT	No objection

WA/20201789 – 3 Forestdale, Hindhead, GU26 6TA

Tom Hanrahan neighbour of the proposed development spoke against the application. He sent an email to Councillors prior to the meeting which, in short, stated that:

- It was contrary to retained policy RD1, D1 & D4 of the Local Plan 2002 in that it does not take into account the character of the area and local building style, harmed the visual character of the area in respect of design and scale, and was inappropriate to the site in terms of its scale, height, form and appearance and providing a lack of amenity space around the proposed development.
- It also stated - in respect to D6 tree controls - a mature silver birch had been recently felled prior to the application being made
- At the meeting he further stated that a mature hedge on the Northern boundary should be subject to a tree root protection zone of 1.8m not 1m.

After much discussion, the Committee agreed to object to this application on the following grounds:

- The application is not appropriate to the site in terms of scale, height, form and appearance. It is out of character with the area and does not provide adequate amenity space around the proposed development area contrary to retained policy D4 of the Local Plan 2002 and policy TD1 of Local Plan Part 1
- Harm to the visual character of the area, in respect of the design and scale of the development contrary to retained policy D1 of the Local Plan 2002;
- It did not conform to the Haslemere Design Statement; and
- It wanted officers to look at the root protection zone referred to in the application.

WA/2020/1739 – The Flat, 13 Parsons Green, Haslemere GU27 1EE

The committee discussed the various issues surrounding a proposal of this nature at this site, including serious concerns over the distinct lack of parking on the High Lane Estate and Parsons Green in particular.

The committee was unanimous in its vehement objection to this application on the following grounds:

- It constitutes overdevelopment of the site by virtue of its design and scale contrary to retained policies D1 & D4 of the Local Plan 2002;
- The development will incur loss of, and harm to, the general amenity including privacy to the neighbouring properties contrary to retained policies D1 & D4 of the Local Plan 2002;
- The development will provide substandard internal amenity space to new occupiers, barely meeting the Nationally Described Space Standard.
- There is no proposed onsite parking, contrary to Waverley Borough Council's parking guidelines 2013, which requires a minimum of 10 spaces for a development of this nature. The application suggests that the spaces currently used by customers of the shop will be available to use by the new occupiers of the flats.

WA/2020/1747 – Land at Trimmers Field, Wood Road, Hindhead

Following discussion about this application, the committee objected to the proposal on the basis that:

- It would constitute overdevelopment of the site in terms of scale, height, form and appearance contrary to retained policies D1 & D4 of the Local Plan 2002;
- It would not provide adequate amenity space for the occupier contrary to retained policy D4 of the Local Plan 2002; and
- The proposal does not overcome the reasons for refusal in the appeal decision of WA/2018/0217.

WA/2020/1793 – 34 Kings Road, Haslemere

The Committee discussed this application and agreed that they had no objection to a proposal of a single dwelling on this site, or alterations to the existing dwelling.

85/20 Decisions and Appeals

The list was noted.

86/20 Highways Update

Cllr Keen has notified WBC Enforcement three times of issues at 5-21 Wey Hill with mud from the site blocking the road drains.

Action: Deputy Town Clerk to liaise with Surrey Highways to see if they can have any influence.

87/20 Local Plan Part 2 consultation

A Working Party formed of Cllrs Robini, Round, Weldon & Whitby to prepare a response to the WBC Local Plan Part 2 consultation, to take to January 2021 Full Council for approval.

88/20 Chiddingfold Neighbourhood Plan Regulation 16 consultation

It was agreed that no formal submission be made by Council to the Chiddingfold Neighbourhood Plan Regulation 16 consultation.

89/20 Next meeting

7th January 2021

Meeting closed at 7.50pm

Signed: _____ Date: _____

Chairman of Planning