



HASLEMERE TOWN COUNCIL

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Planning & Highways Committee

Minutes of the meeting held at 7pm on 27 February 2020
Council Chamber, Town Hall, High Street, Haslemere

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

**Present*

Meeting clerked by: Pippa Auger, Deputy Town Clerk.

In attendance: member of the public, residents from Hill Road, three employees from SSE

20/20 Apologies for absence

The committee accepted the absences of Cllrs Weldon (abroad on health conference), Ellis (self-isolating) and Matthes (personal commitment).

No apologies were received in time from Cllr Lloyd

21/20 Declarations of Pecuniary and Non-Pecuniary Interests

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.

Cllr Robini declared a non-pecuniary interest in WA/2020/ 0029 as a friend is in attendance to speak in opposition to the application.

Cllr Davidson declared a non-pecuniary interest in WA/2020/0162 as the proposed development is next door to his residences.

All Councillors declared a non-pecuniary interest in WA/2020/0200 as it pertains to the Town Hall.

22/20 Minutes of the last meeting

The minutes of the meeting held 30th January 2020 were agreed and signed as a true record.

23/20 SSE Presentation regarding the summer closure of Lower Street

Gary West & Richard Clarke (project managers at SSE) and Andy Griffiths (customer liaison SSE) attended to give a short overview of the works planned for the summer holidays 2020. These works have been a few years in the planning and will result in a 6-week closure of Lower Street, just past Shepherds Hill to Sandrock.

Cllr Barton arrived at 7.03pm

The purpose is to update the network and will include work on both sides of the road and the high pavement. In closing the road they can work on both sides, leave machinery on site and reduce the amount of time the

whole project will take. They will be working 7 days a week to ensure the deadline is adhered to although they will not be working overnight as it's a residential area.

Traffic will be diverted through Tanners Lane, Bridge Road, Chestnut Avenue and West Street. Parking in these roads will be suspended during the planned works.

SSE is going to engage with local residents and hand deliver printed material explaining the works. They were asked if they could put up signs advising that the shops were open for business as usual. It was explained to the committee that this was up to SCC as the Highways Authority, who did not like lots of signage up as it distracted drivers.

24/20 Representations by the public

None

25/20 Planning decisions since 30 January 2020 meeting and submitted to WBC

As below and noted.

Ref	Proposal	Site Address	Comment
WA/2020/0063	Erection of extensions.	35 CHERRY TREE AVENUE, HASLEMERE GU27 1JP	No objection
DM/2020/0001	Demolition notification: G.P.D.O. Schedule 2 of Part 11. Demolition of a dwelling.	ANNESLEY, THREE GATES LANE, HASLEMERE GU27 2LD	No objection
WA/2020/0034	Certificate of Lawfulness under Section 192 for alterations to elevations including provision of flue to outbuilding to create habitable accommodation.	COURTS FARM, BLACKDOWN LANE, HASLEMERE GU27 3AZ	No objection
WA/2019/2139	Listed Building consent for erection of extensions and alterations following demolition of existing porch.	64 LOWER STREET, HASLEMERE GU27 2NX	No objection subject to listed building officer's consent
WA/2019/2138	Erection of extensions and alterations following demolition of existing porch.	64 LOWER STREET, HASLEMERE GU27 2NX	No objection
TM/2020/0018	APPLICATION TO REMOVE TREE SUBJECT OF TREE PRESERVATION ORDER WA305	GERARDES LODGE, GRAYSWOOD ROAD, HASLEMERE GU27 2BG	No objection subject to tree officer's consent
WA/2020/0054	Erection of a single storey extension.	43 WEYCOMBE ROAD HASLEMERE GU27 1EQ	No objection
WA/2020/0058	Application under Section 73A to remove Conditions 3,4,6,8 & 10 of WA/2018/2103 (conditions relate to access, parking, fast charge sockets, remediation and water usage).	27 WEST STREET, HASLEMERE GU27 2AP	No objection

26/20 Planning applications

WA/2019/2120 – Beech Cottage Farnham Lane Haslemere

The applicant's agent, Jesse Chapman, attended the meeting to present the details of the current application. The applicant seeks to obtain retrospective planning permission for 2 outbuildings and demolish 4 other outbuildings. The current outbuildings are not fit for the intended purpose as a greenhouse and pilates studio so will require some alteration.

The committee briefly discussed the issue but felt that little had changed since the previous application. They could not find any special circumstances which entitled the buildings to have been erected without planning permission in the Green Belt.

WA/2020/0029 – The Heights 5 Hill Road Haslemere

Peter Hampson, on behalf of residents of Hill Road, spoke in opposition to the latest application for 22 dwellings. It still proposes to demolish the original building, breach an established building line and change the character of the Hill Road. The development would mean the construction of the only south facing houses on the south side of the road, compromise the amenity of High Green, Old Haslemere Road and impose a new perpendicular two-way, double width access threatening the safety of the residents in 8 Hill Road. The residents advocate the retention of the present one way in/out driveway.

Following discussion, the committee felt this latest application did not address any concerns previously raised by it or local residents. It is out of keeping with character of the Haslemere Hillside, the segregation of the affordable houses would lead to a ghetto-ising effect, does not seek to retain the non-heritage asset and amounts to overdevelopment. It also continues to have concerns about residents' safety in relation to the access way.

Ref	Proposal	Site Address	Comments
WA/2020/0029	Erection of 22 dwellings following demolition of former school buildings and dwelling.	THE HEIGHTS, 5 HILL ROAD, HASLEMERE GU27 2JP	Objection – see separate comment above
WA/2019/2120	Erection of 2 outbuildings and demolition of 4 outbuildings. (Amended description).	BEECH COTTAGE, FARNHAM LANE, HASLEMERE GU27 1HG	Objection– see separate comment above
WA/2020/0162	Erection of dwelling with integral garage and associated works.	LAND AT HINDHEAD BRAE, TILFORD ROAD, HINDHEAD	No objection – see separate comment below
WA/2020/0219	Erection of a detached dwelling and associated works.	LAND AT FIR COTTAGE, HAZEL GROVE, HINDHEAD GU26 6BJ	No objection – see separate comment below
WA/2020/0192	Erection of extensions and alterations following demolition of existing garage.	40 WEYSRINGS, HASLEMERE GU27 1DE	No objection – see separate comment below
CA/2020/0023	HASLEMERE CONSERVATION AREA REMOVAL OF TREE	24 PETWORTH ROAD HASLEMERE GU27 2HR	No objection subject to tree officer's approval
WA/2020/0171	Erection of 6 dwellings, 3 car ports and associated works following demolition of existing dwelling.	HATHERLEIGH, TOWER ROAD, HINDHEAD GU26 6SP	No objection – see separate comment below
WA/2020/0078	Certificate of Lawfulness under Section 192 for erection of detached outbuilding.	1 HIGH PITFOLD COTTAGES,	No objection

		HIGH PITFOLD, HINDHEAD GU26 6BN	
WA/2020/0076	Erection of a single storey extension.	7 CHILCROFT ROAD HASLEMERE GU27 1JJ	No objection
TM/2020/0025	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 43/07	NETHERTON GRAYSWOOD ROAD HASLEMERE GU27 2BP	No objection subject to tree officer's approval
WA/2020/0083	Certificate of Lawfulness under Section 192 for roof alterations.	MAPLES, FARNHAM LANE, HASLEMERE GU27 1HE	No objection
WA/2020/0080	Erection of extension.	OLIVERS HOUSE, 53 HIGH STREET HASLEMERE GU27 2JY	No objection subject to Conservation Officer's approval as this is in the Conservation Area
TM/2020/0023	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 15/03	BRAMBLE NOOK LINKSIDE SOUTH HINDHEAD GU26 6NX	No objection subject to tree officer's approval
WA/2020/0125	Erection of detached garage.	EAST RIDGE HOUSE FARNHAM LANE HASLEMERE GU27 1EU	No objection
WA/2020/0161	Application under Section 73 to vary Condition 1 of WA/2019/1800 (approved plan numbers) to allow additional windows and roof lights to provide additional habitable accommodation in the roof space.	1 PITFOLD AVENUE, HASLEMERE GU27 1PN	No objection
WA/2020/0122	Erection of extension and change to side elevation.	2 SUNVALE AVENUE, HASLEMERE GU27 1PH	No objection
TM/2020/0027	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 19/08	WINDROSE DENBIGH ROAD HASLEMERE GU27 3AP	No objection subject to tree officer's approval
WA/2020/0118	Erection of detached garage.	MAPLES, FARNHAM LANE, HASLEMERE GU27 1HE	No objection
WA/2020/0131	Erection of extensions.	PINEWOOD, OLD HASLEMERE ROAD HASLEMERE GU27 2NN	No objection
NMA/2020/0019	Amendment to WA/2019/1432 for Alterations to dormer roof to change from rolled lead to GRP rolled lead effect. Additional conservation roof window to front elevation.	1 RAILWAY COTTAGES, TANNERS LANE, HASLEMERE GU27 1BL	No objection
WA/2020/0197	Erection of single storey extension and front porch following demolition of existing conservatory.	REDCROFT, CLAMMER HILL ROAD, GRAYSWOOD GU27 2DX	No objection
WA/2020/0170	Application under Section 73A to vary Condition 2 of WA/2011/0132 (restricts use to vehicular and domestic storage) to allow use of part of garage as a home gym with occasional	STONELEIGH, SCOTLAND LANE, HASLEMERE GU27 3AB	No objection

	personal training use, incidental to the use of the dwelling house.		
WA/2020/0200	Listed Building consent for installation of CCTV cameras.	TOWN HALL, HIGH STREET, HASLEMERE GU27 2HG	No objection
WA/2020/0196	Certificate of Lawfulness under Section 191 for the use of land, buildings and containers for storage purposes (Use Class B8) for a period in excess of 10 years.	LYTHE HILL GARDENS, LYTHE HILL PARK, HASLEMERE GU27 3BD	No objection
WA/2020/0174	Application under Section 73 to vary Condition 1 of WA/2019/0083 (approved plan numbers) to allow changes to external materials.	MANZEL, WHITMORE VALE ROAD, HINDHEAD GU26 6JA	No objection
TM/2020/0033	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 15/03	FOLLY COTTAGE GROVE ROAD HINDHEAD GU26 6QS	No objection subject to tree officer's approval

WA/2020/0162 LAND AT HINDHEAD BRAE, TILFORD ROAD, HINDHEAD

The committee discussed the proposed development in some detail as it sits in the Green Belt and there was a concern that biodiversity could be lost. However, infill is allowed in the Green Belt and the Planning Inspector has previously indicated that it would be acceptable here. There is only one dwelling being proposed in a reasonable sized plot, which is surrounded by houses and access roads. The committee did not object to the application provided there is no effect on the Wealden Heaths Phase II Special Protection Area.

WA/2020/0219 LAND AT FIR COTTAGE, HAZEL GROVE, HINDHEAD GU26 6BJ

There was a short discussion about this application and the committee agreed it had no objection.

WA/2020/0192 40 WEYSRINGS, HASLEMERE GU27 1DE

The committee felt that the proposal was in keeping and not out of proportion. It had no objection to the application.

WA/2020/0171 HATHERLEIGH, TOWER ROAD, HINDHEAD GU26 6SP

After lengthy discussion, the committee agreed the proposal did not amount to overdevelopment and was in keeping with the character of the area. It had no objection to the application.

Cllr Dear left at 8.10pm

27/20 Decisions and Appeals

The list was noted.

28/20 Highways Update

Cllr Barton is meeting with Matt Furniss, Cabinet Member for Highways, and will be discussing the issue with the roads. She also advised that Surrey County Council has extended Kier's contract for a further two years.

29/20 Next meeting

26th March 2020

Meeting closed at 8.19pm

Signed: _____ Date: _____

Chairman of Planning