



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 13th August 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: Ian Rhodes & Ben Wibaut (of behalf of the applicant WA/2020/1048)

Michael Stanworth, Nigel Berney, Mark Rodol & Douglas Bond (on behalf of ME Care Ltd0 who presented proposals for the site at Andrews, Hindhead.

39/20 Apologies for absence

No apologies were received from Cllrs Barton, Hewett, Lloyd & Round

40/20 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.

41/20 Minutes of the last meeting

The minutes of the meeting held 16th July 2020 were agreed and signed as a true record.

42/20 Representations by the public

None

43/20 Site at Andrews, Hindhead

Douglas Bond gave a presentation to the Committee about the proposal for a 76 bed care home on the Andrews site in Hindhead. The sole means of access would be off the Portsmouth Road. The care home would be for a high dependency patients and have a specific floor for dementia patients. This sits in use Class C2. Trees with protection orders would be retained and the street scene would be enhanced with additional planting. It is proposed to be 2.5 levels high which is consistent with the character of the surrounding area. The proposal would possibly free up C3 housing stock in the area and there would be significant economic benefit such as reduced NHS cost and the generation of an equivalent to 74 full time jobs. It would contribute to the Town's required housing numbers as it would equate to 44 houses. It was felt to be the only use of the land compatible with the SPA 400 meter buffer zone.

44/20 Planning decisions since July 2020 meeting and submitted to WBC

Ref	Proposal	Site Address	Comment
WA/2020/1036	Extension of raised terrace.	BARN HANGER, FARNHAM LANE, HASLEMERE GU27 1HG	No objection
NMA/2020/0100	Amendment to WA/2018/1772 for minor amendments to window positions and sizes to allow for improved floor plan layout: North Elevation: Left hand first floor window aligned with ground floor. East Elevation: Triple and double windows swapped round for new internal layout. South Elevation - right hand windows width increased to improve daylighting. West Elevation - Additional single obscure glazed window for new bathroom position in Flat 1 on ground floor.	13, JUNCTION PLACE HASLEMERE GU27 1LE	No objection
WA/2020/1042	New vehicular access and associated works.	BROADHEATH, NUTCOMBE LANE, HINDHEAD GU26 6BP	No objection
WA/2020/1048	Outline application with all matters reserved except for access for the erection of 16 dwellings (including 11 affordable dwellings).	LAND COORDINATES 489444 132452, HEDGEHOG LANE, HASLEMERE	Extension agreed 14 August 2020
DW/2020/0026	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 8m, for which the height would be 3.8m, and for which the height of the eaves would be 2.7m.	GREAT STOATLEY LODGE, BUNCH LANE, HASLEMERE GU27 1AE	No objection
CA/2020/0111	HASLEMERE CONSERVATION AREA	THE TREE HOUSE 4 ANDERSON COURT HASLEMERE GU27 2NE	No objection subject to tree officer approval
WA/2020/1035	Certificate of Lawfulness under Section 192 for erection of detached outbuilding to contain indoor swimming pool.	LANDFALL, THREE GATES LANE, HASLEMERE GU27 2ET	No objection

45/20 Planning applications

Ref	Proposal	Site Address	Comments
WA/2020/1048	Outline application with all matters reserved except for access for the erection of 16 dwellings (including 11 affordable dwellings).	LAND COORDINATES 489444 132452, HEDGEHOG LANE, HASLEMERE	No objection
WA/2020/1065	Erection of a detached dwelling.	LAND AT 3 HAMPTON TERRACE, BEACON HILL ROAD, HINDHEAD	Objection – see separate comment

AG/2020/0012	General Permitted Development Order 2015, Schedule 2 Part 6; Application for prior notification for an agricultural barn.	THE CHESTNUTS, TILFORD ROAD, HINDHEAD GU26 6RG	No objection subject to it remaining as an agricultural barn
WA/2020/1123	Erection of a dwelling with provision for a new vehicular access and associated landscaping.	BAMBERS, GRAYSWOOD ROAD, HASLEMERE GU27 2BW	Objection – see separate comment
TM/2020/0136	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 35/99	5 ROZELDENE, HINDHEAD, GU26 6TW	No objection subject to tree officer approval
WA/2020/1089	Erection of entrance gates.	1 ANTHONY PLACE, LION LANE, HINDHEAD GU26 6BD	No objection
TM/2020/0148	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA146	BORROWDALE, KEMNAL PARK, HASLEMERE GU27 2LF	No objection subject to tree officer approval
WA/2020/1101	Erection of extension.	14 UPPER MOUNT HASLEMERE GU27 2EA	No objection
WA/2020/1091	Erection of extension and alterations to elevations with balcony and external staircase.	COURTMEDE, 13 DERBY ROAD, HASLEMERE GU27 1BS	No objection
TM/2020/0142	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 43/07	1 KEMNAL PARK HASLEMERE GU27 2LF	No objection subject to tree officer approval
TM/2020/0154	APPLICATION FOR WORKS TO A TREE SUBJECT OF TREE PRESERVATION ORDER 22/99	4 ROEDEER COPSE, HASLEMERE GU27 1RF	No objection subject to tree officer approval
WA/2020/1145	Installation of plant machinery.	TESCO STORE, LION GREEN, HASLEMERE GU27 1LD	No objection
TM/2020/0159	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 23/99	21 TROUT ROAD HASLEMERE GU27 1RD	No objection subject to tree officer approval
TM/2020/0155	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 22/99	4 ROEDEER COPSE, HASLEMERE GU27 1RF	No objection subject to tree officer approval
WA/2020/1133	Certificate of Lawfulness under Section 192 for extension to side elevation and porch to the north west elevation to the building known as the Annexe Great Stroatley Lodge.	GREAT STOATLEY LODGE, BUNCH LANE, HASLEMERE GU27 1AE	No objection

WA/2020/1048 Land co-ordinates 489444 132452 Hedgehog Lane, Haslemere

Ian Rhodes presented the application to the committee members. It concerns 16 properties, 5 self-build and 11 affordable homes. The applicant is proposing to gift the land to an independent Community Land Trust to ensure there is a bank of genuinely affordable homes available to essential key workers at fifty percent market value, and that they are available in perpetuity. After much discussion the committee agreed to offer **no objection** to this application.

WA/2020/1065 LAND AT 3 HAMPTON TERRACE, BEACON HILL ROAD, HINDHEAD

The committee discussed this application at length, in particular the issue with access between Beacon Hill Road and the WBC owned car park to the rear. The committee was advised there is a legal agreement in place that grants a right of way on foot only. Whilst this is not a material planning consideration it is acknowledged that this accessway is not compatible with motorised vehicles as it is too narrow. The committee agreed to object to this application on the following grounds:

- Loss of neighbour's amenity contrary to policy TD1 of Local Plan Part 1 and saved policy D1 & D4 of Local Plan 2002;
- Lack of amenity for the occupiers of the proposed dwelling contrary to TD1 of Local Plan Part 1 and saved policy D4 of the Local Plan 2002; and
- Overdevelopment of the site contrary to policy TD1 of Local Plan Part 1 and saved policies D1 & D4 of Local Plan Part 1 (2002).

WA/2020/1123 BAMBERS, GRAYSWOOD ROAD, HASLEMERE, GU27 2BW

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

- The scale and mass of the proposed dwelling constitutes overdevelopment of the site contrary to policy TD1 of Local Plan Part 1 and saved policies D1 & D4 of Local Plan Part 1 (2002);
- Loss of amenity to the occupiers of Badgers and Bammers contrary to policy TD1 of Local Plan Part 1 and saved policy D1 & D4 of Local Plan 2002;
- The design is contrary to the Haslemere Design Statement.

46/20 Notice of application to deregister land wrongly registered as common land

No objection

47/20 Application to divert Public Footpath No. 24

No objection

48/20 Decisions and Appeals

The list was noted

49/20 Highways Update

Cllr Isherwood had already reported some vegetation overhanging pavements in Beacon Hill which have been forwarded to the local Surrey Highways officer and reminded Councillors to keep reporting them to the Town Hall staff. Nothing else to report.

50/20 Next meeting

10th September 2020

Meeting closed at 8.23pm

Signed: _____ Date: _____

Chairman of Planning