



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 10 September 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: Charles Collins (Savills), Lesley Banfield (Haslemere Vision), Howard Brown (Haslemere South Residents Association) and Sarah Claridge (local resident) plus approximately 60 members of the public

51/20 Apologies for absence

The committee accepted the absences of Cllrs Arrick (work commitments) and Whitby (holiday)

52/20 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Dear, Isherwood, Keen & Robini declared non-pecuniary interests as members of the WBC Southern 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 Barton declared a non-pecuniary interest in WA/2020/1213 (as per attached appendix).

Cllr Ellis declared a non-pecuniary interest in WA/2020/1213 (as per attached appendix).

53/20 Minutes of the last meeting

The minutes of the meeting held on 13 August 2020 were agreed and signed as a true record.

54/20 Representations by the public

None

55/20 Planning decisions since August 2020 meeting and submitted to WBC

Ref	Proposal	Site Address	Comment
WA/2020/1163	Erection of outbuilding and boundary fence.	ROBERTET WAREHOUSE, KINGS ROAD INDUSTRIAL ESTATE, KINGS ROAD, HASLEMERE GU27 2QH	No objection

WA/2020/1182	Certificate of Lawfulness under Section 192 for erection of single storey rear extension and insulated flat roof over existing.	10 COLLEGE HILL TERRACE, HASLEMERE GU27 2JJ	No objection
WA/2020/1165	Erection of extensions and alterations to elevations including dormer windows and fenestration.	11 COURTS HILL ROAD, HASLEMERE, GU27 2NG	No objection
WA/2020/1180	Erection of extension.	45 WHITFIELD ROAD, HASLEMERE GU27 1DX	No objection
WA/2020/1172	Erection of a detached dwelling following demolition of existing dwelling (revision of WA/2019/1293)	HILL RIDGE HOUSE, TILFORD ROAD, HINDHEAD, GU26 6RL	Extension agreed to 11 September 2020
WA/2020/1177	Erection of extensions and alterations to elevations.	BRAMLEY CROFT COTTAGE, TOWER ROAD, HINDHEAD GU26 6ST	No objection

56/20 Planning applications

Ref	Proposal	Site Address	Comments
WA/2020/1213	Erection of a residential development including associated parking, landscaping, open space and infrastructure.	LAND COORDINATES 490217 132204 SCOTLAND LANE, HASLEMERE	Objection

7.40pm Cllr Davidson joined the meeting during the discussion on WA/2020/1213 having experience technical difficulties in doing so.

WA/2020/1193	Erection of new dwelling and garage.	CROSSE GARDEN, CHURCH LANE, HASLEMERE GU27 2BJ	No objection
WA/2020/1172	Erection of a detached dwelling following demolition of existing dwelling (revision of WA/2019/1293)	HILL RIDGE HOUSE, TILFORD ROAD, HINDHEAD, GU26 6RL	No objection
PC/2020/0015	Consultation from a neighbouring authority for first floor rear extension.	HAMMER COTTAGE, 32 HAMMER LANE, LINCHMERE GU27 3QT	No objection
WA/2020/1192	Alterations to elevations.	6 TROUT ROAD, HASLEMERE GU27 1RD	No objection
WA/2020/1201	Erection of extensions and alterations including a detached pool house (revision of WA/2019/1641).	HEATHER HILL, 64 PETWORTH ROAD, HASLEMERE GU27 3AU	No objection
TM/2020/0166	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 12/20	6 COLLEGE HILL HASLEMERE GU27 2JH	No objection subject to tree officer consent
NMA/2020/0119	Amendment to WA/2019/1432 for alterations to fenestration.	1 RAILWAY COTTAGES, TANNERS LANE, HASLEMERE GU27 1BL	No objection

Declaration of Non-pecuniary interest – Cllr Nikki Barton

10 September 2020

Haslemere Town Council Planning Committee Meeting

Mr. Chairman, I wish to make a declaration of non-pecuniary interest with respect to item on Scotland Park.

I have taken advise and make this declaration following careful thought and pursuant to, first, the purpose of such declarations to maintain public trust in the committee's proper functioning as envisaged by the Council's Code of Conduct and, secondly, my commitment to openness and transparency which has formed the basis for my manifesto when elected as an Independent Town Councillor and County Councillor. I have informed Daniel Bainbridge, the Borough Solicitor and Town Clerk of my intentions and have fully read the Local Government guidance.

I repeat for the benefit of this declaration, matters contained in my register of member's interests published on the Council's website, namely that I hold property and live on Scotland Lane within the proximity of the relevant site, that I am a member of the Haslemere Society, that I am a member of the Haslemere Vision working group, that I am a member of the Neighbourhood Plan working group of the council, which Plan is referenced in the applicant's Planning Statement, that I am a member of Haslemere South Residents Association and that I am a member of the National Trust, which is referenced in the applicant's Planning Statement as owning land in the proximity of the site.

In my deliberation as to whether or not my objectivity or independence could be impaired as a result of these declared interests, I have considered the facts, that over the course of the past two years, I had to reflect on whether or not I have had to declare any interest whenever there has been a discussion or vote with respect to either the Neighbourhood Plan or the applicant's promotion of their site in the context of LPP2. The nature of each discussion has been different and the nature of my interests and their relevance has changed over time. Therefore, my deliberations in respect of this meeting's agenda are specific to this point in time and to this meeting.

As stated, I can confirm that I shall come to this item ready to listen with an open mind to all the representations made as well as to the views of my fellow councillors, before forming a view, for the purposes of this meeting's function (namely as a consultee rather than a planning authority), with respect to the application under consideration.

A handwritten signature in purple ink, appearing to read 'Nikki Barton', with a small mark to the right.

Cllr Kirsten Ellis 10 September 2020

I am declaring a non-pecuniary interest in that I live adjacent to the Red Court site, and I am a member of the Haslemere South Residents Association. I am also a member of the National Trust. My declaration does not prohibit me from taking part in this discussion and vote, and fulfilling my duties as a Councillor and representing my constituents. This vote -- either way -- does not determine whether or not this proposed application is approved -- but rather, its function is to reflect the wishes of Haslemere citizens so this can be recommended accurately to Waverley and be taken into account when they make their decision on this application -- a decision as I as a parish councillor, have no say in. I am looking forward with an open mind to learning more about this application and hearing all the facts put before Council tonight and being discussed by my Fellow Councillors so that I can make an informed consideration before coming to a decision.

A handwritten signature in blue ink, appearing to be 'K. Ellis', with a large loop at the top and a horizontal line at the bottom.

TM/2020/0171	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 20/03	STEPPING STONES SCHOOL UNDERSHAW PORTSMOUTH ROAD HINDHEAD GU26 6AQ	No objection subject to tree officer consent
WA/2020/1220	Erection of extension.	8 STILE GARDENS, HASLEMERE GU27 1LL	No objection
WA/2020/1231	Erection of detached outbuilding.	STOATLEY ROUGH, FARNHAM LANE, HASLEMERE GU27 1HF	No objection
WA/2020/1265	Alterations to elevations including dormer windows, roof lights and fenestration.	OAKHURST, SCOTLAND LANE, HASLEMERE GU27 3AW	No objection
WA/2020/1248	Certificate of Lawfulness under Section 192 for erection of an outbuilding.	18 PINE VIEW CLOSE, HASLEMERE GU27 1DU	No objection
WA/2020/1252	Erection of extensions and alterations to elevations including dormer windows, replacement fenestration, rendered elevation, Juliette balcony; construction of new outbuilding; replacement entrance gates; alterations to pool house.	LEATHLEYS, 38 PETWORTH ROAD, HASLEMERE GU27 2HX	No objection
WA/2020/1238	Erection of extensions and alterations to existing bungalow to provide a two storey dwelling (revision of WA/2019/1982).	APPLETREES, 8A COURTS HILL ROAD, HASLEMERE GU27 2NG	No objection
WA/2020/1247	Erection of replacement decking.	WINTERS CHOICE, PARSONS LANE HINDHEAD GU26 6NP	No objection
WA/2020/1236	Erection of extensions and alterations to elevations with associated landscaping.	HORWOOD HOUSE, CHURT ROAD, HINDHEAD GU26 6HZ	No objection
WA/2020/1222	Alterations to elevations with roof lights.	3A ROYAL PARADE, TILFORD ROAD, HINDHEAD GU26 6TD	No objection
DW/2020/0028	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.99m, for which the height would be 3.89m, and for which the height of the eaves would be 2.99m.	7 MANOR CRESCENT, HASLEMERE GU27 1PB	No objection
PC/2020/0017	Consultation from a neighbouring authority for erection of single storey rear extension.	11 STURT AVENUE, LINCHMERE GU27 3SJ	No objection
PC/2020/0018	Consultation from a neighbouring authority for single and two storey rear extension.	14 STURT AVENUE, LINCHMERE GU27 3SJ	No objection
WA/2020/1274	Erection of detached annexe.	MEADFIELDS FARM, THREE GATES LANE, HASLEMERE GU27 2LD	No objection
WA/2020/1278	Erection of a two storey dwelling and associated works following demolition of existing dwelling.	BLUE HILLS, THREE GATES LANE, HASLEMERE GU27 2ET	No objection

WA/2020/1285	Certificate of Lawfulness under Section 191 for a newly built garden room replacing an existing shed which sits on land that is higher than other neighbouring gardens and the land has been this height for at least 7 years.	67 LOWER ROAD, GRAYSWOOD GU27 2DR	No objection
WA/2020/1289	Erection of extensions.	28 STOATLEY RISE, HASLEMERE GU27 1AG	No objection
WA/2020/1279	Alterations to roof from hip to gable and roof lights to provide habitable accommodation (revision of WA/2020/0420).	CREEFLEET HOUSE, CLOVELLY ROAD, HINDHEAD GU26 6RP	No objection

WA/2020/1213 LAND COORDINATES 490217 132204, SCOTLAND LANE, HASLEMERE

Charles Collins (Savills) spoke on behalf of the Applicant. He talked through the background to the application, setting out the planning context and overview of the promotion, including Local Plan Part 1 (strategic plan), Local Plan Part 2 (local allocations) and community engagement.

The proposal is for 50 homes with access from Scotland Lane. It is a mix of 1, 2, 3 & 4 bedroomed properties with private garden and amenity space and 15 affordable homes. The high-quality design respects the character of the area and exceeds local and national sustainability standards. There would be electronic charging points for all car parking and a local children's play area. Extensive open space would be retained and accessible to the public. There is a drainage strategy and water supply has been looked at following the issues with Thames Water this year.

Lesley Banfield (Haslemere Vision) spoke against the application, specifically inaccuracies Haslemere Vision felt were in the application. Policies in the emerging Local Plan Part 2 and Neighbourhood Plan are relevant as stated in the NPPF. Haslemere is on track to exceed delivery of its housing allocation and research indicates it could be built on brownfield sites. AGLV is a significant designation and WBC's adopted LPP1 recognises it as equivalent to AONB. The development would have a detrimental effect on the environment and landscape. The economic benefits are not significantly better than another location and the affordable housing provision meets the minimum requirement under WBC Local Plan Policy Part 1.

Howard Brown (Haslemere South Residents' Association) spoke against the application, stating it would compromise the outcome of the emerging Neighbourhood Plan. The proposal would displace wildlife and does not comply with NPPF paragraph 172 and 174. HTC declared a climate emergency in September 2019 and agreeing to the proposal would undermine that declaration. Sarah Claridge (local resident) spoke against the application in relation to transport issues.

There was lengthy discussion by Councillors about the application both for and against the application.

Cllr Dear proposed there be no objection to the application and this proposal was seconded by Cllr Isherwood.

Cllr Lloyd counter-proposed the committee should object to the application on the grounds that it would cause harm to the natural environment, it would destroy land designated as AGLV, it doesn't promote sustainable transport and concerns with building standards. This proposal was seconded by Cllr Robini.

Cllr Lloyd asked that the vote be recorded.

- 1) On the proposal of no objection to the application Cllrs Cole, Dear, Hewett, Round and Isherwood voted in favour with Cllrs Barton, Ellis, Keen, Lloyd, Robini & Weldon against.
- 2) On the counter proposal of objecting to the application Cllrs Barton, Ellis, Keen, Lloyd, Robini and Weldon voted in favour with Cllr Dear, Hewett and Round objecting. Cllrs Cole and Isherwood abstained.

The committee agreed, with two abstentions, to **object** to this application on the following grounds:



- It would cause great harm to the natural environment and biodiversity contrary to paragraphs 172, 174 & 175 of the NPPF, and policy NE1 of the Local Plan Part 1;
- It would be built on land designated as an Area of Great Landscape Value (given the same protection as Areas of Outstanding Natural Beauty under policy RE3 of Local Plan Part 1) contrary to paragraph 172 of the NPPF;
- There were concerns it could not support sustainable transport and would only add to traffic congestion around the location. Walking distances to the centre of town were viewed as overly optimistic and did not consider the gradient of the hill on the walk back to the development from either the town centre or train station. This is contrary to paragraph 102 of the NPPF and ST1 of the Local Plan Part 1; and
- Whilst the building standards are stated to meet a rating of 4 stars out 6 under the Code for Sustainable Homes, it is an old standard which was started in 2006 and discontinued by the Government in 2015. If building is going to take place on AGLV/AONB land it should meet a higher, more exacting build standard.

57/20 Decisions and Appeals

The list was noted.

58/20 Highways Update

Cllr Isherwood advised members that the Tilford Bridge will reopen from 22 October 2020.

Cllr Barton updated the committee on the pelican crossing and footpath upgrade at Woolmer Hill School, she is not pursuing the schemes put forward under the Surrey Active Travel plan and instead will concentrate on increasing the network of cycle paths and walking routes in the quieter roads. The tactile paving project in the high street has finished and she is waiting to hear from SSE about them returning to clean windows following the works on Lower Street.

59/20 Next meeting

8th October 2020

Meeting closed at 8.49pm

Signed:



Date:

8th October 2020

Chairman of Planning

