



# HASLEMERE TOWN COUNCIL

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## **Planning & Highways Committee**

Minutes of the meeting held at 7pm on 18<sup>th</sup> August 2016  
Council Chamber, Town Hall, High Street, Haslemere

<b>Chairman</b>	Cllr Bradley*
<b>Vice Chairman</b>	Cllr Piper*
<b>Councillors</b>	Abeyesundara*, Arrick, Carter*, Drake, Edwards*, Hewett*, Newbury, Odell*, Peel, Round*

\*Present

**Meeting clerked by:** Sarah Nash, Deputy Town Clerk.

**In attendance:** 15 members of the public.

**91/16 Apologies for absence**  
Cllrs Drake and Newbury.

**92/16 Declarations of Pecuniary and Non-Pecuniary Interests**  
Cllrs Piper, Edwards and Round disclosed non-pecuniary interests as members of the WBC Southern Area Planning Committee. They reserve the right to change the tone or content of their opinion when presented with further advice from WBC officers or other professionals.

Cllrs Odell and Round declared pecuniary interests in WA/2016/1342 and WA/2016/1408 and non-pecuniary interests in WA/20106/1386 and WA/2016/1387.

**93/16 Minutes of the last meeting**  
The minutes of the meeting held 21<sup>st</sup> July 2016 were agreed and signed as a true record.

**94/16 Matters arising from those minutes not otherwise stated in the agenda**  
Cllr Abeyesundara highlighted the possibility of removing permitted development rights on commercial premises that are being lost to housing under the new planning regulations.

**Action:** Cllrs Abeyesundara, Bradley and the Deputy Clerk to meet to discuss and feedback to all councillors after gathering information.

**95/16 Representations by the public**

*Cllrs Odell and Round left the meeting*

**WA/2016/1342:** Ian Rhodes gave a presentation as the agent for this application. He confirmed that when the original outline application was made this newly proposed access was not available. He confirmed that the proposed access would prevent the

properties adjacent to the site becoming an island and that the work would be able to take place without having to close Sturt Road.

Cllr Edwards stated that he was not surprised to see this application and regards it as opportunistic. He felt that the proposed access road would seriously affect the setting of the listed buildings.

Cllr Abeysundara stated his concern relates more to the safety of the future residents of the site and felt that this access provides a safer option.

Cllr Piper concurred with Cllr Edwards and stressed her concern over the huge increase in traffic movements past listed buildings.

A vote was taken on this application. Three voted against, two in favour and two abstained. It was therefore agreed to **OBJECT** to this application as the proposed access into the site will have a detrimental impact on the listed buildings and their setting. In light of this it is believed that this proposal is contrary to policy HE3 of Waverley's 2002 Local Plan.

*Cllrs Odell and Round rejoined the meeting*

**WA/2016/1496:** Peter Hamer-Liles spoke in opposition to this application citing the following points:

- The plans show the plot split into two.
- Linkside is characterised by spacious plots.
- Loss of the street scene.
- There is already a double garage on site so the need for this development was questioned.
- The loss of amenity to the existing dwelling.
- All properties on Linkside have only one dropped kerb/driveway access.

The committee felt that although there are no grounds for objection to the proposed building, there are for the proposed access. There are no other properties on this road that have more than one access point/dropped kerb and the positioning of the new access is closer to the junction with Linkside North which will make access/egress to the site less safe. The proposal to have two access points is also out of keeping with the existing street scene.

The committee voted unanimously to **OBJECT** to this proposal on the following grounds:

- The proposed new access is located closer to the junction of Linkside North and as such will make safe access and egress to the site much more difficult.
- All other properties along Linkside East only have one dropped kerb / access point servicing them. If a new access were to be approved the result would be a development out of keeping with the existing street scene.
- If this application were to be approved Haslemere Town Council would request that a condition is imposed stating that the existing garden must remain as the amenity space for the existing dwelling, Acorn Hill.

## **96/16 Planning applications**

<b>Planning Ref</b>	<b>Proposal</b>	<b>Site Address</b>	<b>Comment</b>
CR/2016/0011	Prior Notification Application - Change of use from use Class B1a (office) to use Class C3 (residential) use to provide 4 dwellings.	PINECROFT, CHURT ROAD, HINDHEAD GU26 6PD	Objection – see separate comments

<b>Planning Ref</b>	<b>Proposal</b>	<b>Site Address</b>	<b>Comment</b>
WA/2016/1342	Alterations and extension to existing access from Sturt Road to the land to the rear of Sturt Farm to serve the development recently approved under ref: WA/2014/1054, including associated landscaping.	LAND AT STURT FARM, STURT ROAD, HASLEMERE GU27 3SE	Objection – see separate comments
WA/2016/1358	Erection of single-storey rear extension.	LAUREL COTTAGE, HILL ROAD, HINDHEAD GU26 6QW	No objection
WA/2016/1373	Installation of window.	12 WALLIS COURT, WISPERS LANE, HASLEMERE GU27 1AS	No objection
WA/2016/1386	Alterations to attached barn to form ancillary garden room (revision of WA/2015/1906).	COLLARDS, 30 PETWORTH ROAD, HASLEMERE GU27 2HX	No objection
WA/2016/1387	Listed Building Consent for alterations to attached barn to form ancillary garden room.	COLLARDS, 30 PETWORTH ROAD, HASLEMERE GU27 2HX	No objection subject to Listed Building officer approval
CA/2016/0093	HASLEMERE CONSERVATION AREA WORKS TO AND REMOVAL OF TREES	REDWOOD MANOR TANNERS LANE HASLEMERE GU27 2PZ	No objection subject to Tree Officer approval
DW/2016/0031	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6m, for which the height would be 4m, and for which the height of the eaves would be 2.4m.	155, LION LANE, HASLEMERE GU27 1JN	No objection
TM/2016/0114	APPLICATION FOR A REMOVAL OF A TREE SUBJECT OF TREE PRESERVATION ORDER 16/07	HIDEAWAY SCOTLAND LANE HASLEMERE GU27 3AB	No objection subject to Tree Officer approval
TM/2016/0115	APPLICATION FOR WORKS TO A TREE AND REMOVAL OF A TREE SUBJECT OF TREE PRESERVATION ORDER 44/07	MAYFIELD LODGE GRAYSWOOD ROAD HASLEMERE GU27 2BU	No objection subject to Tree Officer approval
TM/2016/0117	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 36/99	16 ROZELDENE HINDHEAD GU26 6TW	No objection subject to Tree Officer approval
WA/2016/1408	Erection of a single storey extension.	THE GABLES, PARK CLOSE, GRAYSWOOD GU27 2DT	No objection

<b>Planning Ref</b>	<b>Proposal</b>	<b>Site Address</b>	<b>Comment</b>
WA/2016/1422	Erection of extensions and alterations; conversion of integral garage into habitable accommodation; erection of detached double garage following demolition of shed; formation of new vehicular access.	23 KILN AVENUE, HASLEMERE GU27 1BE	No objection
WA/2016/1454	Erection of extensions.	BROOMWOOD THREE GATES LANE, HASLEMERE GU27 2LD	No objection
WA/2016/1456	Erection of dwelling (revision of WA/2016/0061).	LAND TO REAR OF 4 & 5 HAMPTON TERRACE, BEACON HILL ROAD, HINDHEAD GU26 6NR	Objection – see separate comments
TM/2016/0122	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 03/09	19 MEADOWLANDS DRIVE HASLEMERE GU27 2FD	No objection subject to Tree Officer approval
TM/2016/0124	APPLICATION FOR REMOVAL OF A TREE SUBJECT OF TREE PRESERVATION ORDER 22/99	7 DEEPDENE HASLEMERE GU27 1RE	No objection subject to Tree Officer approval
WA/2016/1462	Erection of extensions and alterations (revision of WA/2016/0893).	WINWOOD, PRESTWICK LANE, GRAYSWOOD GU27 2DU	No objection
WA/2016/1474	Erection of raised decking and alterations to fenestration including infill of porch with canopy over and demolition of existing balcony.	STEPSTONES, SCOTLANDS CLOSE, HASLEMERE GU27 3AE	No objection
WA/2016/1476	Erection of a detached garage following demolition of existing garage.	115 KINGS ROAD, HASLEMERE GU27 2QQ	No objection
WA/2016/1477	Erection of detached dwelling, carport and store following demolition of existing dwelling, garage and store.	LITTLE RIFFHAMS, BUNCH LANE, HASLEMERE GU27 1ET	No objection
WA/2016/1480	Erection of rear single storey extension.	HILLCREST, 30 PITFOLD AVENUE, HASLEMERE GU27 1PN	No objection
WA/2016/1496	Erection of attached garage and alterations; construction of new vehicular access (revision of WA/2015/1488).	ACORN HILL, LINKSIDE EAST, HINDHEAD GU26 6NY	Objection – see separate comments

Planning Ref	Proposal	Site Address	Comment
WA/2016/1505	Erection of a rear conservatory.	ROSECROFT, HEADLEY ROAD, HINDHEAD GU26 6TL	No objection
WA/2016/1507	Erection of stables/stores and hard standing following demolition of existing stables.	EXISTING STABLES AT MUDDY LANE, PRESTWICK LANE, GRAYSWOOD	No objection
WA/2016/1509	Erection of 5 dwellings following demolition of former commercial buildings and dwelling.	18-22 ST CHRISTOPHERS ROAD, HASLEMERE GU27 1DQ	No objection

**CR/2016/0011:** The committee unanimously agreed to **OBJECT** to this application on the following grounds:

- HTC will continue to object to development of this nature, whereby businesses are being lost to residential use and no satisfactory parking arrangements are being proposed.
- It is also noted that the paperwork supporting this application seems to be lacking information.

**WA/2016/1456:** The committee unanimously agreed to **OBJECT** to this application on the grounds that this site constitutes overdevelopment (also refer to previous objection on this site).

**97/16 HTC representation at Waverley Planning Committee**

None

**98/16 Decisions and appeals**

The contents of Appendix 3 to the Agenda were noted.

Cllr Piper advised that she will be speaking with the case officer for the Wey Hill applications when he is back from leave to check progress and will report back to the committee.

**99/16 Highways update**

The highways report was noted.

Cllr Carter gave an update on:

- Roundabout sponsorship scheme - SCC has written a response in support of the scheme however has requested that designs are sent to them for approval.

**Action:** Cllr Carter to liaise with the organisations interested in entering the scheme.

- Illicit parking in Beacon Hill – Surrey Police has confirmed that they are happy for HTC to leave letters behind windscreen wipers advising people of illegal parking.
- The traffic lights at Hindhead – a complaint was made regarding how long they were in force with little work being undertaken.

The Deputy Clerk raised the issue of £9000 of S106 funds available for capital highway projects.

Cllr Round proposed that the £9000 be spent on Boundary Road resurfacing.

**Action:** Deputy Clerk to investigate further.

**100/16 Next meeting**

15<sup>th</sup> September 2016

Meeting closed at 8.35pm

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Chairman of Planning**