



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 8th December 2016
Council Chamber, Town Hall, High Street, Haslemere

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

**Present*

Meeting clerked by: Sarah Nash, Deputy Town Clerk.

In attendance: SCC Cllr David Harmer and 2 members of the public

142/16 Apologies for absence

Cllrs Abeyesundara, Carter, Drake, Newbury, Odell and Round.

143/16 Declarations of Pecuniary and Non-Pecuniary Interests

Cllr Edwards declared a non-pecuniary interest in WA/2016/0210 as the applicant is a friend.

Cllrs Edwards and Piper 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.

144/16 Minutes of the last meeting

The minutes of the meeting held 10th November 2016 were agreed and signed as a true record.

145/16 Matters arising from those minutes not otherwise stated in the agenda

None.

146/16 Update on broadband

SCC Cllr David Harmer provided an update on superfast broadband in the western villages, which includes Beacon Hill and Hindhead. As part of the contract with BT SCC is in a position to clawback some funding as not all areas have been provided with the appropriate infrastructure yet due to their proximity to BT green boxes. This money will then be targeted to those locations, and by Easter SCC should have a published list of all further properties to receive the service.

Cllr Harmer will update Haslemere Town Council as and when more details are available.

147/16 Representations by the public

WA/2016/2264 & WA/2016/2265

Mr David Rothwell addressed the committee in opposition to this application, on the following grounds:

- Overdevelopment
- Proposed windows will overlook neighbouring properties
- The development will block out light to neighbouring properties
- The proposed development will be overbearing.

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

- The proposed development constitutes over development of the site.
- The proposed windows on the eastern elevation will overlook the cottages to the east of the site.
- The proposal is overbearing in its mass and would block out light to the neighbouring gardens, the proposal would therefore result in a loss of visual amenity to the neighbours.
- The proposal is within the Green belt and Haslemere Town Council cannot see any exceptional circumstances to allow for a departure from policy.

Cllr Edwards agreed to call this application into Southern Planning Committee at Waverley should the officer recommend approval.

148/16 Planning applications

Planning Ref	Proposal	Site Address	Comment
WA/2016/2171	Application under Section 73 to vary Condition 3 of WA/2016/0363 (plan numbers) to allow addition of 2 flues, additional roof lights and alterations to fenestration.	TREETOPS, HILL ROAD, HASLEMERE GU27 2JP	No objection
WA/2016/2174	Erection and a two storey rear extension and alterations following demolition of existing single storey extension.	3 HEATH COTTAGES, BEACON HILL ROAD, HINDHEAD GU26 6QH	Objection – see separate comments
WA/2016/2175	Erection of two storey side extension and alterations including alterations to roof to provide additional habitable accommodation.	67 SUN BROW, HASLEMERE GU27 2QL	No objection
PC/2016/0020	Consultation from a neighbouring authority for replacement garage and home office, linked to the existing detached house.	20 STURT AVENUE, CAMELSDALE GU27 3SJ	No objection
TM/2016/0205	APPLICATION FOR WORKS TO A TREE SUBJECT OF TREE PRESERVATION ORDER WA73	ROWANS PATHFIELDS CLOSE HASLEMERE GU27 2BL	No objection subject to Tree Officer approval

Planning Ref	Proposal	Site Address	Comment
TM/2016/0210	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 36/99	14 ROZELDENE HINDHEAD GU26 6TW	No objection subject to Tree Officer approval
TM/2016/0213	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER HIND 34	BLUE HAZE FARNHAM LANE HASLEMERE GU27 1EY	No objection subject to Tree Officer approval
WA/2016/2189	Alterations to existing integral garage to provide habitable accommodation.	28 UNDERWOOD ROAD, HASLEMERE GU27 1JQ	No objection
WA/2016/2191	Erection of a dwelling with associated parking and amenity space.	HEATH EDGE COTTAGE, HIGH STREET, HASLEMERE GU27 2JY	No objection subject to Listed Building officer approval
WA/2016/2260	Erection of two storey and single storey extensions and alterations following demolition of existing extension.	HEATH EDGE COTTAGE, HIGH STREET, HASLEMERE GU27 2JY	Objection – see separate comments
WA/2016/2261	Listed Building consent for erection of two storey and single storey extensions and alterations following demolition of existing extension.	HEATH EDGE COTTAGE, HIGH STREET, HASLEMERE GU27 2JY	Objection – see separate comments
WA/2016/2204	Erection of single storey rear extension and balcony following demolition of existing single storey extension and conservatory (follows invalid application WA/2016/2148).	47 CHATSWORTH AVENUE, HASLEMERE GU27 1ED	No objection
WA/2016/2206	Erection of extensions and alterations following demolition of existing conservatory.	BYWOOD HOUSE, BUNCH LANE, HASLEMERE GU27 1ET	No objection
TM/2016/0214	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 44/07	FLAT 5 ST GEORGES WOOD GRAYSWOOD ROAD HASLEMERE GU27 2BU	No objection subject to Tree Officer approval
TM/2016/0217	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 48/99	1-6 THE MEADS HASLEMERE GU27 1LA	No objection subject to Tree Officer approval
WA/2016/2231	Erection of 2 storey side and front extensions; erection of single storey rear extension and alterations following demolition of existing conservatory.	27 PINE VIEW CLOSE, HASLEMERE GU27 1DU	No objection

Planning Ref	Proposal	Site Address	Comment
WA/2016/2236	Erection of a detached dwelling and associated works.	LAND AT CHURCH HILL HOUSE, CHURCH HILL, HASLEMERE GU27 1BW	Objection – see separate comments
WA/2016/2237	Erection of entrance gates and piers.	CAMELLIA COTTAGE, THREE GATES LANE, HASLEMERE GU27 2LE	No objection
WA/2016/2238	Erection of three storey side extension; construction of mono-pitched roof over existing front flat roof and canopy to side elevation; insertion of roof lights and alterations.	12 HILL COURT, HASLEMERE GU27 2BD	No objection
WA/2016/2248	Erection of extensions; construction of rear dormer window and alterations.	20 CHERRY TREE AVENUE, HASLEMERE GU27 1JW	No objection
WA/2016/2251	Display of non-illuminated fascia and hanging sign.	31 - 33 HIGH STREET, HASLEMERE GU27 2HG	No objection
WA/2016/2255	Erection of a first floor rear extension over existing ground floor extension.	STRATTON, PARK CLOSE, GRAYSWOOD GU27 2DT	No objection
WA/2016/2258	Alterations to existing garage to provide habitable accommodation and alterations to elevations.	35 STOATLEY RISE, HASLEMERE GU27 1AG	No objection
WA/2016/2264	Erection of three storey side extension and other extensions/internal alterations to create an additional 8 bedrooms for carehome along with associated works to existing parking area. (Follows invalid application WA/2016/1855(1856))	OAK HALL & BUCKTON MANOR, WISPERS LANE, HASLEMERE GU27 1AB	Objection – see separate comments
WA/2016/2265	Listed Building Consent for erection of three storey side extension and other extensions/internal alterations to create an additional 8 care bedrooms.	OAK HALL & BUCKTON MANOR, WISPERS LANE, HASLEMERE GU27 1AB	Objection – see separate comments
CA/2016/0158	HASLEMERE CONSERVATION AREA REMOVAL OF 1x EUCALYPTUS TREE	13A PETWORTH ROAD HASLEMERE GU27 2JB	No objection subject to Tree Officer approval

Planning Ref	Proposal	Site Address	Comment
CA/2016/0159	HASLEMERE CONSERVATION AREA REMOVAL OF TREES. Tree identification in accordance with submitted annotated plan. T1 Willow - Fell T2 Beech - Fell T3 Norway Maple - Fell T4 Cherry - Fell	11 PETWORTH ROAD HASLEMERE GU27 2JB	No objection subject to Tree Officer approval
DW/2016/0050	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.263m, for which the height would be 3.372m, and for which the height of the eaves would be 2.966m.	14 BRIDGE ROAD, HASLEMERE GU27 2AS	No objection
TM/2016/0219	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDERS 05/06 AND 44/07	WEAVERS END CHURCH LANE HASLEMERE GU27 2BJ	No objection subject to Tree Officer approval
TM/2016/0222	APPLICATION FOR REMOVAL OF A TREE SUBJECT OF TREE PRESERVATION ORDER 22/99	6 DEEPDENE HASLEMERE GU27 1RE	No objection subject to Tree Officer approval
WA/2016/2280	Erection of single storey rear extension.	5 FOX ROAD, HASLEMERE GU27 1RG	No objection
WA/2016/2303	Erection of a two storey extension.	LUFFS COTTAGE, HIGH PITFOLD, HINDHEAD GU26 6BN	No objection
WA/2016/2308	Erection of two storey side extension following demolition of existing conservatory; alterations to roof space to provide habitable accommodation including rear dormer windows and balcony.	HURSTBANK, 1 CLOVELLY PARK, HINDHEAD GU26 6SZ	No objection

WA/2016/2174

The Committee unanimously agreed to object to this proposal on the following grounds:

- The proposed development would be extremely overbearing for the neighbouring properties and as such would cause a loss of light for those properties.
- In light of the above Haslemere Town Council believes this proposal will detrimentally impact on the amenity of the immediate neighbours and is therefore contrary to policies D1 and D4 of the Waverley Local Plan.

WA/2016/2260

The Committee unanimously agreed to object to this proposal on the following grounds:

- The proposed development would be extremely overbearing to the original building, is not sympathetic or in keeping to the existing listed building, and as such is contrary to the Haslemere Design Statement.
- In light of the above Haslemere Town Council believes this proposal constitutes overdevelopment of the site, and is contrary to policies D1, D4 and HE3 of the Waverley Local Plan.

WA/2016/2261

The Committee unanimously agreed to object to this proposal on the following grounds:

- The proposed development would be extremely overbearing to the original building, is not sympathetic or in keeping to the existing listed building, and as such is contrary to the Haslemere Design Statement.
- In light of the above Haslemere Town Council believes this proposal constitutes overdevelopment of the site, and is contrary to policies D1, D4 and HE3 of the Waverley Local Plan.

WA/2016/2236

The Committee unanimously agreed to object to this proposal on the following grounds:

- The proposed development is not sympathetic to the surrounding properties and is out of keeping with the street scene.
- In light of the above Haslemere Town Council believes this proposal is contrary to policies D1 and D4 of the Waverley Local Plan.

149/16 HTC representation at Waverley Planning Committee

None

150/16 Decisions and appeals

The contents of Appendix 3 to the Agenda were noted.

151/16 Highways update

Cllr Carter's report was noted.

Cllr Bradley reported markings on the pavement/road along Lower Street.

Action: Deputy Clerk to establish their purpose.

152/16 Beacon Hill telephone mast pre-application

The Deputy Clerk advised that there

Has been a pre-application made for a mast at Hindhead Golf Course. Cllr Carter will provide more details when available.

153/16 Localism Funding

Nominated schemes:

- Vegetation encroachment on the pavement along Critchmere Lane from Network Rail land.
- Overhanging brambles between Beech Road and the railway bridge.
- Critchmere ward sign needs repairing (at Crossroads of Woolmer Hill and Sandy Lane).
- Overgrown evergreen along the footpath between the schools from Lion Lane to Vicarage Lane. This needs cutting back from the lane.
- Cut back the vegetation along the footpath from the Esso garage to the school, along Lion Green.
- Footpaths 31 & 32 need clearing.

- The tree at the memorial at Junction Place needs pruning.
- There is a bus stop on Hindhead Road, towards the cross roads on the right hand side. The brambles need to be cut back to expose the seat.
- The roof of the bus shelter on Lower Street needs cleaning.

154/16 Next meeting
5th January 2017

Meeting closed at 8.15pm

Signed: _____ Date: _____
Chairman of Planning