



# HASLEMERE TOWN COUNCIL

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## **Planning & Highways Committee**

Minutes of the meeting held at 7pm on 3<sup>rd</sup> February 2017  
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:** Three members of the public

### **12/17 Apologies for absence**

Cllrs Abeyesundara, Drake and Newbury

### **13/17 Declarations of Pecuniary and Non-Pecuniary Interests**

Cllrs Edwards, Piper and Round declared 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/2016/2487 and WA/2017/0058 and left the meeting at any point at which these applications were discussed.

Cllr Edwards declared a pecuniary interest in WA/2016/2463 and left the meeting whilst this application was discussed.

### **14/17 Minutes of the last meeting**

The minutes of the meeting held 5<sup>th</sup> January were agreed and signed as a true record.

### **15/17 Matters arising from those minutes not otherwise stated in the agenda**

None

### **16/17 Representations by the public** **WA/2016/2463**

Mr David Trout addressed the committee in opposition to this application; the following points were made:

- Loss of amenity
- Overlooking
- Loss of privacy
- Loss of light

The Committee unanimously agreed to **OBJECT** to this proposal on the following grounds.

The proposed dormer windows would overlook the front gardens of both of the neighbouring properties. Owing to the topography of the area the rear gardens are at such a steep elevation they are not used as the primary recreational area to these properties, the front gardens are however much more suitable for this use.

In light of this the Committee believes that by installing dormer windows to the front of the property, there will be a significant amount of privacy/amenity lost by the neighbours of numbers 7 and 11.

### **WA/2016/0036**

Mr Matthew Turpin from The Renaissance Group presented the planning proposal to the committee. A number of questions pertaining to parking provision and pedestrian access were raised. These were taken on board and Mr Turpin advised that they would be reported back to his team.

The Committee unanimously agreed to **NO OBJECTION** to this proposal, subject to the following:

- The number of visitors' parking spaces is doubled from three to six. Haslemere Town Council does not believe that three visitor parking spaces are adequate for 23 units.
- There should be a condition imposed to have a pedestrian crossing installed on Petworth Road to allow residents a safe crossing point to the nearest public footpath. There is no public footpath on the site proposal side of Petworth Road.

## **17/17 Planning applications**

<b>Planning Ref</b>	<b>Proposal</b>	<b>Site Address</b>	<b>Comment</b>
CR/2016/0027	Prior Notification Application - Change of use from Use Class B1a (office) to Use Class C3 (residential) use to provide 2 dwellings.	PINECROFT, CHURT ROAD, HINDHEAD GU26 6PD	No objection however HTC would expect to see WBC's minimum parking standards applied for this site.
DW/2016/0056	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.1m, for which the height would be 3.7m, and for which the height of the eaves would be 2.6m.	1 HOLLY RIDGE, HASLEMERE GU27 2NP	No objection
WA/2016/2463	Construction of 2 front dormer windows and alterations.	9 WOODLANDS LANE, HASLEMERE GU27 1JU	Objection – see separate comments
WA/2016/2448	Erection of extension to shop and siting of storage container.	HASLEMERE SERVICE STATION, JUNCTION PLACE, HASLEMERE GU27 1LE	No objection
WA/2016/2457	Erection of detached garage.	TANBARY, 44 EIGHT ACRES, HINDHEAD	No objection

<b>Planning Ref</b>	<b>Proposal</b>	<b>Site Address</b>	<b>Comment</b>
WA/2016/2461	Erection of extensions and alterations including dormer windows to provide additional habitable accommodation.	LANCASTER COTTAGE, 5 THE PADDOCK, HASLEMERE GU27 1HB	No objection
DW/2017/0002	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5m, for which the height would be 3m, and for which the height of the eaves would be 2.76m.	24 SUNVALE AVENUE, HASLEMERE GU27 1PJ	No objection
TM/2017/0004	APPLICATION FOR REMOVAL OF A TREE SUBJECT OF TREE PRESERVATION ORDER WA144	39 THE LONG HOUSE COURTS HILL ROAD HASLEMERE GU27 2PN	No objection subject to Tree Officer approval
WA/2016/2464	Erection of a single storey side extension.	2 LION LANE, HASLEMERE GU27 1JD	No objection
WA/2016/2468	Erection of 2 dwellings.	LAND REAR OF 98 AND 100, WEY HILL, HASLEMERE	Objection – see separate comments
WA/2016/2487	Erection of single storey rear extension.	1 WILLIAN PLACE, HINDHEAD GU26 6QZ	No objection
WA/2017/0009	Change of Use from Use Class A2 (Financial & Professional) to Use Class A3 (Restaurant).	6 HIGH STREET, HASLEMERE GU27 2LY	No objection
WA/2017/0020	Erection of extensions following demolition of existing detached garage and shed.	AIRLY HOUSE, TILFORD ROAD, HINDHEAD GU26 6RH	No objection
WA/2017/0023	Erection of single storey side extension following demolition of existing conservatory.	7 HILLGARTH, HINDHEAD GU26 6PP	No objection
CR/2017/0002	Prior Notification Application - Change of use from Use Class B1a (office) to Use Class C3 (residential) to provide 12 dwellings.	19 - 21 WEST HOUSE, WEST STREET, HASLEMERE GU27 2AB	No objection
TM/2017/0009	APPLICATION FOR REMOVAL OF A TREE SUBJECT OF TREE PRESERVATION ORDER 15/00	13 THE ORCHARD COLLEGE HILL HASLEMERE GU27 2JH	No objection subject to Tree Officer approval

Planning Ref	Proposal	Site Address	Comment
WA/2017/0036	Erection of 23 sheltered housing units including new access, car parking and landscaping following demolition of two existing dwellings and outbuildings.	38 & 40 PETWORTH ROAD, HASLEMERE GU27 2HX	See separate comments
WA/2017/0052	Construction of swimming pool and associated works.	GRAYSWOOD COPSE, GRAYSWOOD ROAD, HASLEMERE GU27 2DE	No objection
WA/2017/0058	Erection of 16 dwellings with access and associated works.	LAND AT CHASEMOOR, PORTSMOUTH ROAD, HINDHEAD GU26 6BZ	No objection however HTC would like to know what SCC intends to do regarding the state of this road and the pressure from increasing traffic
WA/2017/0066	Erection of single storey side extension and alterations following demolition of existing extension and outbuilding.	FRENHAM HALL LODGE, HINDHEAD ROAD, HASLEMERE GU27 3PJ	No objection
WA/2017/0070	Erection of new boundary wall. (revision of WA/2016/2155)	FAIRDENE, CHURT ROAD, HINDHEAD GU26 6HX	No objection

### **WA/2016/2468**

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

- The proposal constitutes overdevelopment of a relatively small site.
- The access to this site is extremely tight; the Committee questioned whether the access is wide enough to accommodate any emergency vehicles should the need arise
- The bulk of the proposal is not appropriate on a site of this size and there is very little amenity space for the proposed dwellings.
- The proposal would be extremely overbearing and would have a detrimental impact on surrounding properties.

### **18/17 HTC representation at Waverley Planning Committee**

None

### **19/17 Decisions and appeals**

The contents of Appendix 3 to the Agenda were noted.

Cllr Edwards advised that WA/2016/2098, 3 Braeside Close was approved.

### **20/17 Highways update**

The contents of Appendix 4 were noted.

The Committee requested that the Deputy Clerk writes to Cllr Barton requesting that she follows up on the outstanding issue of lack of signage at the Hazel Grove roundabout.

**Action:** Deputy Clerk to follow up.

Cllr Carter advised that letters had been sent to both BP and Esso regarding the price of fuel in the area.

Cllr Edwards informed the committee that he had been approached by Cllr Odell for the provision of tourist access to Haslemere, by way of a coach pickup/drop off point and parking in the town. He has requested that any suggested solutions are sent to him

**21/17 Next meeting**

2<sup>nd</sup> March 2017

Meeting closed at 8.25pm

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

**Chairman of Planning**