



HASLEMERE TOWN COUNCIL

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Planning & Highways Committee

Minutes of the meeting held at 7pm on 23rd July 2015
Council Chamber, Town Hall, High Street, Haslemere

Chairman	Cllr Bradley*
Vice Chairman	Cllr King*
Councillors	Abeyesundara*, Arrick*, Blades, Carter*, Dover*, Drake*, Edwards*, Hall, Hewett, Newbury, Odell*, Peel, Piper*, Rodgers*, Round* and Sherratt

**Present*

Meeting clerked by: Sarah Nash, Deputy Town Clerk.
In attendance: Ten members of the public

84/15 APOLOGIES FOR ABSENCE

Cllrs Hewett, Blades, Hall, Newbury, Peel and Sherratt

85/15 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS

Cllrs Edwards, Piper 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.

WA/2015/1158: Cllr Abeyesundara declared a pecuniary interest.

WA/2015/1243 & WA/2015/1273: Cllr Odell declared a non-pecuniary interest.

AG/2015/0013: Cllr Drake declared a non-pecuniary interest.

86/15 MINUTES OF THE LAST MEETING

The minutes of the meeting held 25th June 2015 were agreed and signed as a true record.

87/15 MATTERS ARISING FROM THOSE MINUTES NOT OTHERWISE STATED IN THE AGENDA

Cllr King advised that a letter had been sent to Cllr Barton following on from the last meeting seeking clarification on a number of issues but no response has been received as of yet. These issues will be raised again at Cllr King's meeting with Cllr Barton on 29th July.

88/15 REPRESENTATIONS BY THE PUBLIC

WA/2015/1170

Mr Robert Serman spoke in opposition to this application stating the following reasons for objection:

- The proposal is 70% larger than the original cart shed.
- The volume is 2¼ times larger than the original cart shed.
- The building is opposite a listed building.

- The trees subject to removal are in good health and pose no threat.
- Change of use should be sought for this proposal.
- Negative impact on the conservation area.

Mr Brian Howard spoke in favour of this application stating the following reasons for support:

- The cart shed has already been legally demolished.
- The new proposal is only 14% larger than the cart shed permitted under WA/2012/1605.
- The new proposal has a more balanced roof design.
- The tree expert stated that the trees should be removed partly on safety grounds and partly due to aesthetics.

After some discussion the Committee voted in favour of the proposal, eleven in favour, one abstention; although the Committee had no objection they commented that the proposal should remain ancillary to the existing dwelling.

WA/2015/1323

Cllr Bradley read out the objection letter from Mr & Mrs Fox stating overshadowing and loss of light as their reason for objection.

Mr Ross Burns spoke in favour of this application. He informed the committee that:

- All specific objections raised against the last application have been directly addressed by the current proposal.
- The majority of the proposed development is adjacent to the car park.
- The 45° rule (horizontal analysis) for daylight does not apply for this application.
- Position of extension results in minimal change to the overshadowing of No. 10.
- Roof height will be subordinate to the existing built form.

Cllr Drake commended Mr Burns on the amount of detail given and the amount of effort clearly made to ease concerns.

The Committee generally felt that the original objections made had been addressed and voted in favour of the application, ten in favour, two abstentions.

WA/2015/1320

Mr Andy Nash spoke in opposition to this application, citing the following reasons for objection:

- The proposed size of the development which is a net increase of 80%.
- The increased traffic generated by the proposal.

Mr Kris Shipway (PGL) spoke in favour of the application.

- The proposed increase is due to increases in demand on the centre.
- 83% of staff live on site, only 25% of these have cars. All staff are encouraged to walk into the village.
- Arrivals are between 12.30pm and 2.30pm
- Departures are between 3pm and 5pm
- Supplies / deliveries should not increase, bin deliveries should reduce.
- Mr Shipway confirmed that public consultation has not yet happened.

The Committee praised PGL for their work and integration into the local community; they also stated concerns over the increases in traffic and it was suggested that a detailed traffic assessment is needed and that consideration should be given to an alternative access from Tilford Road.

After some discussion the Committee voted unanimously in favour of the application however stated that a detailed traffic assessment should take place along with consideration of an alternative access point. Cllr Drake also advised the applicant to carry out public consultation as a matter of priority.

SCC Street Light Replacement

Mr John Greer addressed the Committee regarding SCC's project to replace the High Street lighting columns with the following questions and points:

- Were HTC properly consulted?
- The Localism Act should allow for local communities to have a say.
- What do councillors think of the proposal?
- Most of the proposed columns are near to buildings.
- Rather than tidying the existing columns they are all being replaced.
- It is proposed to leave the existing mounting plates on the buildings.
- Should this proposal be delayed to take into account all of the implications?

Cllr King advised that this issue would be raised with Cllr Barton at their forthcoming meeting.

Cllr Abeyesundara confirmed that HTC has discussed this issue in detail and is not supportive of the proposal.

It was agreed that the Mayor should write to Waverley BC and Surrey CC to take the matter further.

AG/2015/0013

Mr Tony Bennett stated that unless objections to this proposal are registered it could be nodded through by Waverley. He also gave some background to the application.

Cllr Piper clarified that this is an application to determine whether the proposal is deemed as permitted development or whether a full application is needed. In light of this she proposed that HTC submits no comment. The Committee agreed, 11 in favour, 1 abstention.

89/15 PLANNING APPLICATIONS

Planning Ref	Proposal	Site Address	Comment
WA/2015/1154	Erection of single storey extension and alterations following demolition of existing conservatory.	LITTLE FIR HOUSE, CHURT ROAD, HINDHEAD GU26 6PF	No objection
WA/2015/1156	Erection of single storey rear extension following demolition of existing utility room.	5 HEATH CLOSE, HINDHEAD GU26 6RX	No objection
WA/2015/1158	Erection of single storey extensions and alterations.	WEYDOWN LODGE, WEYDOWN ROAD, HASLEMERE GU27 1DR	No objection
WA/2015/1162	Erection of two storey dwelling following demolition of existing dwelling (revision of WA/2015/0314).	LITTLE BARN, LINKSIDE NORTH, HINDHEAD GU26 6NZ	No objection

Planning Ref	Proposal	Site Address	Comment
WA/2015/1170	Erection of an outbuilding.	TITHE BARN, 16 COURTS MOUNT ROAD, HASLEMERE GU27 2PP	No objection subject to the proposal remaining ancillary to the existing dwelling
WA/2015/1185	Formation of new vehicular entrance and closure of existing entrance.	THE HARBOUR, HEATHSIDE LANE, HINDHEAD GU26 6QA	No objection
WA/2015/1218	Erection of rear extension.	BEACON COTTAGE, HILL ROAD, HINDHEAD GU26 6QN	No objection
WA/2015/1230	Application under Section 73A to vary Condition 1 (plan numbers) of WA/2014/1987 to allow variation to single storey side extension.	PINEWELL LODGE, WOOD ROAD, HINDHEAD GU26 6PT	No objection
WA/2015/1236	Erection of stable block and swimming pool; alterations to roof of garage to create habitable accommodation.	COOMBE HEAD, BUNCH LANE, HASLEMERE GU27 1AJ	No objection
PC/2015/0022	Consultation from a neighbouring authority for proposed artificial grass area to existing access area.	CAMELSDL E PRIMARY SCHOOL, SCHOOL ROAD, HASLEMERE GU27 3RN	No objection
WA/2015/1243	Erection of a glasshouse	TOWN HOUSE, 49 HIGH STREET HASLEMERE GU27 2JY	No objection
WA/2015/1251	Erection of extensions and alterations.	OAK TREE COTTAGE, CHASE LANE, HASLEMERE GU27 3AG	No objection
WA/2015/1273	Erection of single storey rear extension following demolition of existing extension.	1 YEW TREE COTTAGES, SANDY LANE, GRAYSWOOD GU27 2DG	No objection
WA/2015/1299	Erection of two storey and single storey extension following demolition of existing extension and conservatory; erection of garage following demolition of existing garage	WINCANTON, 7 PITFOLD AVENUE, HASLEMERE GU27 1PN	No objection
AG/2015/0013	G.P.D.O. Part 6; erection of an agricultural barn.	LAND AT BARFOLD FARM, PETWORTH ROAD, HASLEMERE GU27 3BN	No comment
NMA/2015/0101	Amendment to WA/2013/1544 to change low level window in new loft room into pair of inward opening french doors with glass balustrade.	4 GRAYSWOOD PLACE, THREE GATES LANE, HASLEMERE GU27 2ET	No objection
WA/2015/1301	Erection of two storey extension following demolition of existing garage.	4 DOWNSIDE, HINDHEAD GU26 6RR	No objection
WA/2015/1302	Erection of four semi-detached dwellings together with associated works following relevant demolition of an unlisted building (existing dwelling) in a conservation area.	LITTLE MEAD, CHURCH LANE, HASLEMERE GU27 1AT	No objection however the Committee has concerns with regard to sightlines of oncoming traffic

Planning Ref	Proposal	Site Address	Comment
WA/2015/1304	Erection of extensions and alterations.	46 DIAL HOUSE, LONGDENE ROAD, HASLEMERE GU27 2PQ	No objection
WA/2015/1314	Erection of extension and alterations.	THE WELLAN, POLECAT VALLEY, HINDHEAD GU26 6BE	No objection
WA/2015/1320	Erection of 4 buildings to provide guest and staff accommodation; erection of classroom building; alterations and extensions to existing reception and kitchen buildings; alterations and extensions to existing activity lake, parking and access routes follo	MARCHANTS HILL, TILFORD ROAD, HINDHEAD GU26 6RF	No objection however the Committee would like serious consideration to be given to an alternative means of access to the site from Tilford Road. The Committee would therefore request that a full and in-depth traffic assessment is carried out for this application.
WA/2015/1321	Erection of a detached dwelling and garage following demolition of existing dwelling, garage and outbuildings.	SPRINGWOOD HOUSE, 85 PETWORTH ROAD, HASLEMERE GU27 3AX	No objection
WA/2015/1323	Erection of a two storey rear extension and alterations following demolition of outbuildings (revision of WA/2015/0444).	12 ST CHRISTOPHERS ROAD, HASLEMERE GU27 1DQ	No objection
WA/2015/1330	Erection of single storey rear extension following demolition of existing porch/pillar (revision of WA/2015/0299).	YEW TREE COTTAGE, 56 LOWER STREET, HASLEMERE GU27 2NX	No objection subject to Listed building Officer approval
WA/2015/1331	Listed Building Consent for erection of single storey rear extension following demolition of existing porch/pillar (revision of WA/2015/0300).	YEW TREE COTTAGE, 56 LOWER STREET, HASLEMERE GU27 2NX	No objection subject to Listed building Officer approval

90/15 HTC REPRESENTATION AT WAVERLEY PLANNING COMMITTEE

None

91/15 DECISIONS AND APPEALS

The contents of Appendix 3 to the Agenda were noted.

92/15 HIGHWAY ISSUES

The contents of Appendix 4 to the Agenda were noted. Cllr King also confirmed that:

- A meeting is to be held on 29th July with Cllr Barton to discuss ongoing issues.
- A meeting was held with the National Trust on Lion Lane to discuss flooding. With the National Trust's support HTC will now write to SCC Engineers to request that a formal investigation takes place.
- Cllr Carter informed the Committee that Cllr Harmer has implemented speed checks in Beacon Hill.

Action: Deputy Town Clerk to write to residents to advise that SCC is dealing with this issue.

- Consideration needs to be given to the recent Farnborough TAG consultation. Cllr Carter will discuss this with Waverley Borough Councillor Peter Isherwood.
- Cllr Carter also advised that HTC should be represented when the Highways Agency discusses redirection of traffic when the tunnel is closed.

Action: Deputy Town Clerk to write to the Highways Agency to express HTC's displeasure with the situation.

93/15 DATE OF NEXT MEETING

20th August 2015

Meeting closed at 8:55pm

Signed: _____ Date: _____

Chairman of Planning