



# HASLEMERE TOWN COUNCIL

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## **Planning & Highways Committee**

Minutes of the meeting held at 7pm on 10<sup>th</sup> November 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:** 12 members of the public.

### **130/16 Apologies for absence**

Cllrs Drake, Hewett and Newbury.

### **131/16 Declarations of Pecuniary and Non-Pecuniary Interests**

Cllrs Piper, Round and Edwards 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.

Cllr Abeyesundara declared a non-pecuniary interest in applications WA/2016/2071 and WA/2016/2098 and left the meeting whilst these were discussed and voted on.

Cllrs Odell and Round declared pecuniary interests in application WA/2016/2144 and left the meeting whilst this application was discussed and voted on.

### **132/16 Minutes of the last meeting**

The minutes of the meeting held 13<sup>th</sup> October 2016 were agreed and signed as a true record.

### **133/16 Matters arising from those minutes not otherwise stated in the agenda**

Grit bins – Cllr Round and Brian Howard will be visiting Haslemere Recreation Ground to establish how many spare grit bins area available.

### **134/16 Representations by the public**

*Cllr Abeyesundara left the meeting*

#### **WA/2016/2071**

Ms Penny James spoke in opposition to this application citing the following reasons for objection:

- Loss of garden
- Increase in traffic
- Overdevelopment of Lion Lane

- Inadequate onsite parking provision/arrangements
- Overlooking/overbearing development

The Committee considered the application and unanimously agreed to submit the following objection to Waverley Borough Council:

- The proposal constitutes overdevelopment on what is an already overdeveloped plot.
- The proposal does not provide an adequate amount of amenity space for the proposed dwelling and reduces the amenity space for 1 Chilcroft Road to an unacceptable level.

### **WA/2016/2098**

Ms Coraline Wigg spoke in opposition to this application citing the following reasons for objection:

- The development is proposed on a narrow close on a blind bend
- Overbearing – out of scale with the neighbouring single storey bungalows
- The proposed development will overlook the adjacent property
- There will be a significant increase in traffic/parking as the applicant is proposing to convert the existing 3 bedroomed dwelling to a 5 bedroomed dwelling.
- The proposal will make it difficult for road users to turn in the hammer head.
- The sewer system is already overstretched.

The Committee considered the application and unanimously agreed to submit the following objection to Waverley Borough Council:

- The proposal fails to provide enough parking to conform to Waverley's Parking Guidelines.
- The proposed development would be extremely overbearing as it is in an elevated position and the surrounding properties are smaller single storey bungalows.
- The proposed dwelling is entirely out of keeping with the existing street scene.
- There would be a loss of amenity to the neighbouring properties by way of reduced space for turning vehicles in the existing hammer head on the close, due to the proposed double garage.
- The neighbouring properties would be overlooked by the proposed dwelling and as such would suffer a loss of privacy.

*Cllr Abeyesundara returned to the meeting*

### **WA/2016/2144**

Mr Ian Rhodes spoke in support of this application and explained the nature of the hybrid application and what it includes:

- Revised access to that already permitted.
- 10 additional houses at Longdene House.
- Conversion of Longdene House from offices to residential
- Change of use to surrounding fields to that of public open space and potential SANG.

Cllrs Piper and Edwards both stated their concern on the affect the proposed access would have on the setting of the listed buildings at Sturt Farm.

The Committee considered the application and agreed to submit **no objection** to Waverley Borough Council. Cllrs Abeyesundara, Bradley, Carter and Peel voted no objection, Cllrs Edwards and Piper voted objection, and Cllr Arrick abstained.

## **135/16 Planning applications**

<b>Planning Ref</b>	<b>Proposal</b>	<b>Site Address</b>	<b>Comment</b>
WA/2016/1943	Erection of single storey rear extension and alterations.	CHURCH HILL HOUSE, CHURCH HILL, HASLEMERE GU27 1BW	No objection
WA/2016/1944	Listed Building Consent for the erection of single storey rear extension and internal alterations.	CHURCH HILL HOUSE, CHURCH HILL, HASLEMERE GU27 1BW	No objection subject to Historic Building Officer approval
WA/2016/1948	Consultation under Regulation 3 for details submitted pursuant to Condition 3 of planning permission ref: WA/2014/0105 dated 29/04/14 relating to pedestrian safety scheme and informal crossing.	GRAYSWOOD C OF E PRIMARY SCHOOL, LOWER ROAD, HASLEMERE GU27 2DR	No objection
WA/2016/1965	Erection of a single storey rear outbuilding and alterations.	44 STURT ROAD, HASLEMERE GU27 3SD	No objection
WA/2016/1969	Erection of a dwelling together with parking, provision of extended drop kerb and associated works.	LAND AT 6 CHASE PLAIN COTTAGES, PORTSMOUTH ROAD, HINDHEAD GU26 6BZ	Objection – see separate comments
WA/2016/1970	Display of non- illuminated signs.	CHASE LODGE STUDIO, HASLEMERE ADOPTION CENTRE, UPPER HAMMER LANE, HASLEMERE GU27 1QD	No objection
WA/2016/1971	Construction of vehicle access and landscaping to raise garden levels.	DIAL HOUSE, 46 LONGDENE ROAD, HASLEMERE GU27 2PQ	No objection
WA/2016/1978	Application under Section 73 to vary Condition 1 of WA/2016/1179 (approved plans) to allow erection of a car port for the 3 bedroom dwelling.	37 LOWER ROAD, GRAYSWOOD GU27 2DR	No objection
WA/2016/1984	Construction of new vehicle access (from Portsmouth Road).	REAR OF STRAUN, THE ROWANS, GRAYSHOTT GU26 6EW	No objection

<b>Planning Ref</b>	<b>Proposal</b>	<b>Site Address</b>	<b>Comment</b>
PC/2016/0017	Consultation from a neighbouring authority for detached dwelling, detached garage, surface parking and landscaping, formation of new pedestrian and vehicular access off Portsmouth Road.	STRUAN 2 THE ROWANS HINDHEAD GU26 6EW	No objection
WA/2016/1997	Erection of a dwelling following demolition of an existing dwelling.	HILLSIDE, FARNHAM LANE, HASLEMERE GU27 1EY	No objection
WA/2016/2004	Erection of a first floor extension.	24 THE AVENUE, HASLEMERE GU27 1JT	No objection
WA/2016/2006	Erection of single storey extensions.	5 FOREST DALE, HINDHEAD GU26 6TA	No objection
WA/2016/2011	Erection of a single storey rear extension and alterations following demolition of high level walkway.	SWANLAND RISE, MUSEUM HILL, HASLEMERE GU27 2JR	No objection
WA/2016/2021	Erection of extensions and alterations; alteration to garage and roof space to provide habitable accommodation including dormer windows.	CRAINWOOD HOUSE, WEYDOWN ROAD, HASLEMERE GU27 1DR	No objection
WA/2016/2023	Erection of first floor extension and alterations including dormer windows (revision of WA/2016/1199).	12 COLLEGE HILL, HASLEMERE GU27 2JH	No objection
WA/2016/2029	Erection of a detached dwelling and garage including associated works.	STEDLANDS, SCOTLAND LANE, HASLEMERE GU27 3AW	No objection
WA/2016/2046	Erection of single storey outbuilding.	45 EIGHT ACRES, HINDHEAD GU26 6RY	No objection
CR/2016/0022	Prior Notification Application - Change of use from Class B1a (office) to Class C3 (residential) use to provide one dwelling.	51A LION LANE, HASLEMERE GU27 1JF	No objection
WA/2016/2071	Erection of a dwelling following demolition of existing outbuildings.	LAND AT 1 CHILCROFT ROAD, HASLEMERE GU27 1JJ	Objection – see separate comments
WA/2016/2074	Erection of single storey infill extension; alterations to garage to provide habitable accommodation.	ORCHARD COTTAGE, HEDGEHOG LANE, HASLEMERE GU27 2PJ	No objection

<b>Planning Ref</b>	<b>Proposal</b>	<b>Site Address</b>	<b>Comment</b>
WA/2016/2075	Erection of extensions and alterations; conversion of integral garage into habitable accommodation; formation of new vehicular access and hardstanding (revision of WA/2016/1422).	23 KILN AVENUE, HASLEMERE GU27 1BE	No objection
WA/2016/2086	Erection of a two storey extension.	62 WEYCOMBE ROAD, HASLEMERE GU27 1EQ	No objection
WA/2016/2098	Erection of extensions and alterations to existing bungalow to provide a two storey dwelling; erection of a double garage following demolition of existing garage (revision of WA/2016/1217).	ROBINSWOOD, 3 BRAESIDE CLOSE, HASLEMERE GU27 1JS	Objection – see separate comments
WA/2016/2100	Erection of two storey side extension and alterations following demolition of existing single storey element.	THE OLD MANSE, 36 PETWORTH ROAD, HASLEMERE GU27 2HX	No objection
WA/2016/2106	Erection of single storey extension.	7 GOLF LINKS AVENUE, HINDHEAD GU26 6PQ	No objection
CA/2016/0143	HASLEMERE CONSERVATION AREA REMOVAL OF TREES	16 LITTLE GREEN SHEPHERDS HILL HASLEMERE GU27 2NF	No objection subject to Tree Officer approval
PC/2016/0019	Consultation from a neighbouring authority for part single/part two storey rear extension and addition of first floor over existing side storeroom.	22 CAMELSDALE ROAD HASLEMERE GU27 3SSQ	No objection
TM/2016/0193	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 03/09	24 MEADOWLANDS DRIVE HASLEMERE GU27 2FD	No objection subject to Tree Officer approval
TM/2016/0196	APPLICATION FOR WORKS TO 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/2016/2113	Erection of dwelling following demolition of existing dwelling.	OAKHURST, SCOTLAND LANE, HASLEMERE GU27 3AW	No objection

Planning Ref	Proposal	Site Address	Comment
WA/2016/2144	Hybrid Application; Full application for the alteration, extension, landscaping and improvement to existing access from Sturt Road to land to the rear of Sturt Farm, to serve development approved under ref: WA/2014/1054; Provision of Suitable Alternative	LAND AT STURT FARM, STURT ROAD, HASLEMERE GU27 3SE	No objection
WA/2016/2147	Erection of a two storey extension and alterations following demolition of existing single storey part of dwelling.	KINGSWOOD CHASE, KINGSWOOD LANE, HINDHEAD GU26 6DQ	No objection
WA/2016/2148	Erection of single storey rear extension and balcony following demolition of existing single storey extension and conservatory.	47 CHATSWORTH AVENUE, HASLEMERE GU27 1ED	No objection
WA/2016/2150	Change of use and alterations to existing detached annexe building to provide independent dwelling.	GREAT STOATLEY LODGE, BUNCH LANE, HASLEMERE GU27 1AE	No objection
WA/2016/2155	Alterations and extensions to existing boundary wall; alterations to existing access.	FAIRDENE, CHURT ROAD, HINDHEAD GU26 6HX	No objection
WA/2016/2156	Alterations to shopfront to enlarge window.	31- 33 HIGH STREET, HASLEMERE GU27 2HG	No objection

### **WA/2016/1969**

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

- The location of this proposal is on the narrowest point of the Portsmouth Road and is situated near a blind bend.
- The road itself is designate as a lane and by virtue there is very little street lighting and no road markings, making it at times, a dangerous road.
- The proposal does not lend itself to safe access/egress of the site – it appears that the occupiers will have to reverse out onto the Portsmouth Road as there is not sufficient turning space within the site.
- The Committee believe this application constitutes overdevelopment of the site.

### **136/16 HTC representation at Waverley Planning Committee**

Cllr Round advised that he will call in WA/2016/2071 and WA/2016/2098 to Southern Area Planning Committee should the officer recommend approval.

### **137/16 Decisions and appeals**

The contents of Appendix 4 to the Agenda were noted.

Cllr Piper advised that land at 4 Wey Hill is still being given consideration by Waverley.

**138/16 Highways update**

Cllr Carter advised that two contracts have been secured for the roundabout maintenance: St Edmunds and Barons.

Cllrs Carter and Round both gave updates on the recent Traffic Task Group meeting attended. There is £70,000 allocated for each area (Haslemere and the Western Villages). Cllr Round advised that John Hilder referred to different pots of money. He will write to John Hilder for clarification on what these pots of money are.

**Action:** Cllr Round to follow up with John Hilder.

There will possibly be some CIL money available from January 2017.

Cllr Carter advised that the drains have been replaced on Wood Road to prevent future flooding.

**139/16 National Highways and Transport Public Satisfaction Survey**

The Committee delegated this questionnaire to Cllr Bradley and the Deputy Clerk to fill in.

**Action:** Cllr Bradley and the Deputy Clerk to submit to MORI.

**140/16 Localism Funding**

Nominated schemes:

- Vegetation on A333
- Vegetation clearance along the verges of Polecat as much of this is covering the pavements and drains.
- Vegetation near Fosters Bridge still needs clearing
- Vegetation is overhanging the street light near the VAS near to Blackdown Lane
- Vegetation is overhanging the street light at the bottom of Museum Hill.
- On Critchmere Lane, there is a concave mirror being obscured by overgrown vegetation.

**141/16 Next meeting**

8<sup>th</sup> December 2016

Meeting closed at 8.45pm

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
**Chairman of Planning**