



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 13th October 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: Simon Hodgins, Sam Garland plus three residents.

118/16 Apologies for absence

Cllrs Abeyesundara, Arrick, Drake, Edwards, Odell, Peel and Round

119/16 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Piper disclosed a non-pecuniary interest as a member of the WBC Southern Area Planning Committee. She reserves the right to change the tone or content of her opinion when presented with further advice from WBC officers or other professionals.

120/16 Minutes of the last meeting

The minutes of the meeting held 15th September 2016 were agreed and signed as a true record.

121/16 Matters arising from those minutes not otherwise stated in the agenda

Farnborough TAG – further information has yet to be received, the Deputy Clerk will circulate once received.

122/16 Representations by the public

WA/2016/1833

Mr Sam Garland spoke with reference to this application. The following points were made:

- Regular sewer flooding in Moorlands Close.
- Thames Water are continually visiting to unblock the system.
- The surrounding new developments (such as Moorlands Lodge) are increasing the problem
- Request that the system is upgraded before permission is considered.

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

- Bulk. The proposed development is far too overbearing in the existing street scene. The Committee feel that three storeys would be sufficient in this location. It noted that in some places there are five storeys (one being in the roof space).
- Parking provision. The proposed development does not comply with Waverley Borough Council's Parking Guidelines as only 57 spaces are being provided for 50 units. There is concern that under-provision of parking spaces will exacerbate existing problems of overspill parking in the area.
- There is evidence that the existing sewage/water waste network will not accommodate the proposed development. Properties in Moorlands Close are already exposed to regular sewer flooding as recent developments, such as Moorlands Lodge, have connected to their sewer network (which runs from the Royal Huts development, through Glenville Gardens, Moorlands Close, Huntingdon House drive to Headley Road). Haslemere Town Council would urge Waverley Borough Council, if planning permission is granted for this application, to impose a condition stating that the sewer/waste water network is upgraded **before** any development takes place. An alternative option would be for the proposed development to discharge into private sewers.
- If the application is granted permission Haslemere Town Council would like a condition imposed stating that all site traffic generated from construction must be parked within the site boundary.
- If the application is granted permission Haslemere Town Council would like a condition imposed stating that soft landscaping, made up of native species, is required, to soften the impact of the development on surrounding roads and properties.

123/16 Planning applications

Planning Ref	Proposal	Site Address	Comment
PRA/2016/0017	General Permitted Development Order 2015, Schedule 2 Part 3 Class P - Prior Approval for the change of use from storage or distribution buildings and any land within its curtilage to one dwelling.	TOP YARD HYDE LANE FARNHAM	For information only
TM/2016/0154	APPLICATION FOR REMOVAL OF A TREE SUBJECT OF TREE PRESERVATION ORDER 15/03	LITTLE BARN, LINKSIDE NORTH, HINDHEAD GU26 6NZ	No objection subject to Tree Officer approval
WA/2016/1792	Erection of single storey extension to an outbuilding.	GRAYSHURST, HIGHERCOMBE ROAD, HASLEMERE GU27 2LH	No objection
WA/2016/1800	Construction of new vehicle access (from A333 Portsmouth Road).	AMBLESIDE, CROSSWAYS ROAD, GRAYSHOTT GU26 6EL	Objection – see separate comment

Planning Ref	Proposal	Site Address	Comment
TM/2016/0156	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 27/00	21 THE SHIELING SCOTLANDS CLOSE HASLEMERE GU27 3AE	No objection subject to Tree Officer approval
TM/2016/0157	APPLICATION FOR WORKS TO A TREE SUBJECT OF TREE PRESERVATION ORDER 29/06	21 THE MOORINGS HINDHEAD GU26 6SD	No objection subject to Tree Officer approval
WA/2016/1823	Erection of 3 dwellings and associated works.	LAND AT MONTANA, CHURT ROAD, HINDHEAD GU26 6PR	Objection – see separate comment
WA/2016/1833	Outline application with access, layout and scale to be determined for the erection of 2 buildings to provide 37 sheltered apartments for the elderly and 13 retirement cottages (total of 50 dwelling units); associated basement parking, surface garages and	ANDREWS OF HINDHEAD LTD, PORTSMOUTH ROAD, HINDHEAD GU26 6AL	Objection – see separate comment
DW/2016/0041	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 3m.	5 FOX ROAD, HASLEMERE GU27 1RG	No objection
WA/2016/1847	Erection of a front porch.	25 COURTS HILL ROAD, HASLEMERE GU27 2PN	No objection
WA/2016/1852	Erection of single storey rear extension and alterations following demolition of existing conservatory; construction of a rear dormer window and alterations.	STREAMSIDE, 36 CRITCHMERE LANE, HASLEMERE GU27 1NJ	No objection
WA/2016/1855	Erection of extensions and alterations.	BUCKTON MANOR, WISPERS LANE, HASLEMERE GU27 1AB	No objection subject to Historic Building Officer approval
WA/2016/1856	Listed Building consent for erection of extensions and alterations.	BUCKTON MANOR, WISPERS LANE, HASLEMERE GU27 1AB	No objection subject to Historic Building Officer approval
WA/2016/1865	Erection of single storey rear extension and alterations.	5 TYLNEY WOOD, CHURT ROAD, CHURT GU10 2NZ	No objection

Planning Ref	Proposal	Site Address	Comment
WA/2016/1869	Application under Section 73A to remove Condition 3 of WA/2006/2662 (restricts garage to be used for garaging of vehicles and domestic storage) to allow garage to be used for habitable accommodation.	WHITE COTTAGE, WISPERS LANE, HASLEMERE GU27 1AB	No objection
WA/2016/1871	Erection of single storey extension and alterations following demolition of existing conservatory; construction of new vehicular access.	KENMORE, HIGHFIELD CRESCENT, HINDHEAD GU26 6TG	No objection
CA/2016/0125	HASLEMERE CONSERVATION AREA WORKS TO TREES	CROSSE GARDEN AND HUME LODGE CHURCH LANE HASLEMERE GU27 2BJ	No objection subject to Tree Officer approval
TM/2016/0168	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 22/99	3 ROEDEER COPSE HASLEMERE GU27 1RF	No objection subject to Tree Officer approval
TM/2016/0169	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF PRESERVATION ORDER 22/99	COPPERFIELDS, 18 DEEPDENE, HASLEMERE GU27 1RE	No objection subject to Tree Officer approval
WA/2016/1877	Construction of new vehicle access (from Portsmouth Road).	REAR OF RHYDAWOOD, CYPRESS WAY, GRAYSHOTT GU26 6EZ	No objection
WA/2016/1899	Erection of single storey rear extension and alterations following demolition of existing side extension; construction of rear decking.	6 SUNVALE AVENUE, HASLEMERE GU27 1PH	No objection
WA/2016/1908	Erection of 2 dwellings following demolition of existing storage building.	STORAGE BUILDING TO REAR OF PEVENSEY, BEACON HILL ROAD, HINDHEAD GU26 6NT	Objection – see separate comment

WA/2016/1800

The Committee unanimously objected to this application on the following grounds:

- The proposed access is too close to the junction with Crossways. The A333 Portsmouth Road is a busy, fast, unlit and unmarked road and the Committee believe locating an access point at the proposed location will cause a danger to cars exiting Crossways onto the A333 Portsmouth Road.

WA/2016/1823

The Committee unanimously objected to this application on the following grounds:

- Access to the site poses a problem in that the private access road is narrow and can only accommodate one car. There are no obvious passing places currently present.
- If planning permission were to be granted Haslemere Town Council would like to see a condition put in place requiring passing places to be installed.

WA/2016/1908

The Committee unanimously objected to this application on the following grounds:

- This development constitutes extreme overdevelopment on what is a relatively small site.
- The Committee believes that the proposal severely restricts amenity space for the property to the north of the site and as such is contrary to policy D4 of the Waverley Local Plan.
- The proposed development does not provide the ability for safe access/egress to the site. Vehicles would have to reverse onto Beacon Hill Road which is a busy road accommodating a heavy amount of school traffic. Cars also park on the pavement by the proposed access which will severely hinder safe sight lines.

124/16 HTC representation at Waverley Planning Committee

None

125/16 Decisions and appeals

The contents of Appendix 4 to the Agenda were noted.

126/16 Highways update

Cllr Carter drew the Committee's attention to the proposed capital expenditure projects submitted to SCC that were included in appendix 5 of the agenda.

He also provided an update on Cllr Barton's plans to re-designate the footpath up Hindhead Hill to a multi-use path so a safe cycle route to Hindhead is provided. At the Critchmere Hill point Cllr Carter has requested that road markings are installed to prevent people from overtaking, along with a no right turn sign.

Cllr Carter also informed the Committee that consideration is being given (discussed at F&A) to HTC purchasing their own grit bins in certain locations.

127/16 Haslemere Station Audit

Noted

128/16 Localism Funding

Nominated schemes:

- Clearance of footpath up Woolmer Hill, past Hatchetts Drive, towards the school (including litter picking).
- Corner of Tanners Lane needs cutting back.
- Bus shelter by the Pocket Park needs cleaning, along with all sign cleaning.

129/16 Next meeting

10th November 2016

Meeting closed at 8.20pm

Signed: _____ Date: _____

Chairman of Planning