



HASLEMERE TOWN COUNCIL

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Planning & Highways Committee

Minutes of the meeting held at 7pm on 5th March 2015
Council Chamber, Town Hall, High Street, Haslemere

Chairman	Cllr P Isherwood*
Vice Chairman	Cllr P Bradley*
Councillors	Arrick*, Benson, Blades, Dover*, Edwards*, F Foster*, M Foster*, Hall, Hewett*, Howard, King*, Lancaster*, Mulliner*, Odell*, Piper, Reavley

** Present*

Meeting clerked by: Sarah Nash, Deputy Town Clerk.

In attendance: Mr Stewart Brown, Mr Adrian Law, Mr Alan Onslow, one member of the public.

24/15 APOLOGIES FOR ABSENCE

Cllrs Blades, Piper and Reavley.

25/15 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS

Cllrs Isherwood 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 Isherwood declared a pecuniary interest in WA/2015/0202 as an immediate neighbour and left the room while this application was considered.

Cllr Odell declared non-pecuniary interests in WA/2015/0007, WA/2015/0205 and WA/2015/0245.

26/15 MINUTES OF THE LAST MEETING

The minutes of the meeting held 5th February 2015 were agreed and signed as a true record.

27/15 MATTERS ARISING

None

28/15 REPRESENTATIONS BY THE PUBLIC

WA/2015/0215

Mr Onslow made a public representation in objection to this application and raised the following points:

- This application should not rely on past development as the rights to the two original bungalows were given up when Highfields was built.
- The application should be considered as a greenfield site.
- If approved it may encourage further applications from land bordering Scotland Lane.
- Designations in place: AONB, AGLV, Countryside beyond the Green Belt and policy RD2/RD2A.

The Committee objected to this application and agreed to draw Waverley's attention to a condition applied to WA/1990/1057 preventing further development on the footprint of the original bungalows which were demolished to build Highfield.

The committee felt that this application constitutes overdevelopment of the site and believed that the impact the building will have on the street scene would be detrimental due to the raised elevation. It felt that development of this mature would be contrary to policies C2 and C3 of the Waverley Local Plan.

29/15 UPDATE ON HASLEMERE VISION (HV)

Stewart Brown (SB) gave an update on the Neighbourhood Plan (NP) and HV.

It was agreed that there is a fine line between housing and land use and other aspirational aspects. There needs to be some clarification of what is a referendum matter and what is aspirational.

Policies at the heart of the NP will have to relate to housing and / or land uses. There will also be many other contingent issues that involve land use aspects. It is envisaged that the final plan will have a brief introductory section explaining the context, a brief aspirational introduction, and the NP policies. HV propose to publish a separate document in parallel which will not be strictly land use but will include issues raised by the community through the consultations. It will form an appendix to the main document.

It was questioned whether a transport assessment is necessary for Haslemere. SB advised that the proposed transport study is not likely to propose any major transport changes in the town, and HV recognise that Haslemere's topography causes more reliance on car travel; the study will look at ways in which roads can be made safer for pedestrians and cyclists as this was an outcome from the previous consultation. Cllr Barton has committed some of her member's allowance to this study with a substantial portion of the funding coming from SCC Highways Sustainability Team. They are looking at this as a 'pilot' project as they would like to roll out similar studies across Waverley.

HV has decided to press on with the next consultation as Waverley's housing allocation for Haslemere is unlikely to change significantly. It is anticipated that the consultation will commence in June. The only likely expenditure before this date will be funded by existing funds in the HV account. SB has also applied to the Community Development Foundation for further funding.

SB presented a likely budget to HTC at the end of 2014 of between £13,950 and £18,950 for 2015/2016 financial year. The current position is that the lower figure is more realistic, which would also stretch into 2016/2017 financial year; it is not therefore expected that the full amount would be needed within one financial year.

Cllr Mulliner gave an update on Waverley's position regarding its transport assessment and gave a summary of each of the SHLAA sites being considered in the next consultation document as sites for housing. Cllr Mulliner also discussed the situation at Chichester District Council with regard to the A27 and the similarities between transport pressures on that road, and in Waverley's situation, the A3 at Guildford.

SB advised that as Haslemere is very limited in terms of suitable land to develop on, based on the SHLAA sites it seems that housing density on the few sites Haslemere has will be the main question, rather than choosing between a range of sites.

Cllr Dover left the meeting

Cllr Odell raised the issue of the recent applications to register the Georgian House Hotel and the Youth Campus as Assets of Community Value. Her concern was that the timing of the application may have prevented the sale of the Georgian House Hotel from going through, with potentially 50 jobs lost. As the hotel was in administration it did not in fact qualify for listing, however Cllr Odell felt that it was incredibly unnecessary to have put in the application. It was accepted that the Youth Campus was discussed and agreed at the December Steering Group meeting; however there was no minuted record of agreement for the Georgian House Hotel to be registered. SB accepted that this was an error on HV's part and assured HTC that this process would be much more rigid in future.

SB suggested that the process of nominating Assets of Community Value should be utilised more, as such HV plan to carry out a review of this in Haslemere. The Deputy Town Clerk suggested that a review of Buildings of Local Merit could form part of the same project.

Cllr Mulliner and Mr Stewart Brown left the meeting

30/15 PLANNING APPLICATIONS

Planning Ref	Proposal	Site Address	Comment
DW/2015/0006	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6m, for which the height would be 4m, and for which the height of the eaves would be 2.5m.	BEACON COTTAGE HILL ROAD HINDHEAD GU26 6QN	No objection
DW/2015/0007	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6m, for which the height would be 3.57m, and for which the height of the eaves would be 2.47/2.85m.	21 BRIDGE ROAD, HASLEMERE GU27 2AY	No objection
WA/2015/0161	Erection of single storey extensions following demolition of existing conservatory.	TAMARISK, 17 PINE BANK, HINDHEAD GU26 6SR	No objection
WA/2015/0164	Erection of extensions and alterations following the demolition of existing garage.	41 COURTS HILL ROAD, HASLEMERE GU27 2PN	No objection
WA/2015/0171	Erection of a single storey extension and alterations; erection of a detached garage and associated works following demolition of existing garage.	HURST COTTAGE, HINDHEAD ROAD, HASLEMERE GU27 1LP	No objection
WA/2015/0186	Change of use from nursing home (C2) to single dwelling (C3).	WYCHWOOD RESIDENTIAL CARE HOME, HEADLEY ROAD, HINDHEAD GU26 6TN	No objection
WA/2015/0190	Alterations to levels and existing terrace to provide new paths and steps	HOUSE IN THE WOOD CHURT ROAD HINDHEAD GU26 6HT	Objection

Planning Ref	Proposal	Site Address	Comment
WA/2015/0202	Erection of 5 dwellings with associated garages, parking, landscaping and alterations to access following demolition of existing dwelling and outbuildings.	MONTANA, CHURT ROAD, HINDHEAD GU26 6PR	No objection
WA/2015/0204	Erection of buildings to provide 8 flats/bedsits together with provision of new vehicular access, car parking and landscaping (revision of WA/2014/1529).	WOOLMER HILL LODGE, LOWER HANGER, HASLEMERE GU27 1LT	No objection
WA/2015/0205	Siting of a mobile home for a temporary period of two years for grooms accommodation.	BEECH FARM, GRAYSWOOD ROAD, HASLEMERE GU27 2DF	No objection
WA/2015/0206	Erection of a first floor extension and alterations.	5 KLONDYKE VILLAS CLAMMER HILL ROAD HASLEMERE GU27 2DX	No objection
NM/2015/0016	Amendment to WA/2014/1350 to provide alterations to fenestration.	15 MARWOOD HOUSE, THE AVENUE, HASLEMERE GU27 1JT	No comment
WA/2015/0213	Erection of extensions and alterations to form annex accommodation following demolition of existing workshop; erection of detached garage.	WREN COTTAGE, HIGH PITFOLD, HINDHEAD GU26 6BN	No objection
WA/2015/0215	Outline Application for the erection of a dwelling with access, layout and scale to be approved.	LAND ADJACENT TO HIGHFIELD, SCOTLAND LANE, HASLEMERE GU27 3AW	Objection
WA/2015/0221	Erection of extensions and alterations.	PIPPERELL, WOOD ROAD, HINDHEAD GU26 6PT	No objection
WA/2015/0231	Erection of single storey extension; dormer windows to provide habitable accommodation in roof space	ACORNS OAK TREE LANE HASLEMERE GU27 1PQ	No objection
WA/2015/0240	Erection of a detached garage and store and associated works following demolition of existing garage.	GUYS CLIFF, 10 COLLEGE HILL, HASLEMERE GU27 2JH	No objection
WA/2015/0246	Erection of extension over existing garage and alterations to roof.	18 OAKLEE, PARK ROAD, HASLEMERE GU27 2NL	No objection
WA/2015/0247	Alterations to existing garage to provide annexe accommodation.	26 WEY HILL, HASLEMERE GU27 1BX	Objection
WA/2015/0252	Erection of extensions including dormer window and alterations following demolition of existing extension.	NEW BARN, FARNHAM LANE, HASLEMERE GU27 1HA	No objection

Planning Ref	Proposal	Site Address	Comment
WA/2015/0259	Change of Use and alterations to cellar of former public house to provide a self-contained flat together with external landscaping.	THE CROWN AND CUSHION, 4 WEY HILL, HASLEMERE GU27 1BX	No objection
DW/2015/0008	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 1.35m, for which the height would be 2.55m, and for which the height of the eaves would be 2.3m.	33 PARSONS GREEN, HASLEMERE GU27 1EE	No comment
TM/2015/0021	Application to fell trees subject of Tree preservation Order 18/03.	GARDEN COTTAGE, TILFORD ROAD, HINDHEAD GU26 6QY	No objection subject to Tree Officer approval
WA/2015/0269	Change of Use from ancillary storage (Class A1) to residential (Class C3).	DEVON HOUSE, 9 BEACON HILL ROAD, HINDHEAD GU26 6NR	Objection
WA/2015/0272	Erection of extensions and alterations; erection of garage following demolition of existing porch and garage (follows invalid application WA/2014/2402).	LITTLEJOHN, TOWER ROAD, HINDHEAD GU26 6SU	Objection
WA/2015/0273	Erection of a new dwelling and garage and creation of new access.	LAND AT LITTLEJOHN, TOWER ROAD, HINDHEAD GU26 6SU	Objection
WA/2015/0277	Erection of extensions and garage following the demolition of existing garage.	LITTLE APPLES, GRAYSWOOD ROAD, HASLEMERE GU27 2DE	No objection
WA/2015/0288	Application under Section 73 to remove Condition 1 of WA/2013/1045 (approved plans) to allow changes to fenestration.	THE STROUD HOUSE, GRAYSWOOD ROAD, HASLEMERE GU27 2DJ	No objection
WA/2015/0289	Change of use from coffee shop (Class A1) to coffee shop/café (Class A3); installation of extraction duct.	3 CHARTER WALK, WEST STREET, HASLEMERE GU27 2AD	No objection
WA/2015/0295	Erection of two-storey side extension and detached double garage.	CRAINWOOD HOUSE, WEYDOWN ROAD, HASLEMERE GU27 1DR	No objection
WA/2015/0296	Erection of a two storey extension following demolition of existing garage.	40 MEADOW BANK, COURTS HILL ROAD, HASLEMERE GU27 2PN	No objection

Planning Ref	Proposal	Site Address	Comment
WA/2015/0299	Erection of single storey rear extension following demolition of existing porch/pillar.	YEW TREE COTTAGE, 56 LOWER STREET, HASLEMERE GU27 2NX	No objection subject to Historic Building Officer approval
WA/2015/0300	Listed Building consent for erection of single storey rear extension following demolition of existing porch/pillar.	YEW TREE COTTAGE, 56 LOWER STREET, HASLEMERE GU27 2NX	No objection subject to Historic Building Officer approval
WA/2015/0301	Erection of garage/studio with glazed link to existing dwelling following demolition of existing garage.	LITTLE MANOR, GRAYSWOOD ROAD, HASLEMERE GU27 2DF	No objection
WA/2015/0304	Application under Section 73A to remove Condition 2 of WA/1988/0151 (the accommodation provided shall remain ancillary to the use of the existing property).	QUOINS, MUSEUM HILL, HASLEMERE GU27 2JR	Objection
WA/2015/0306	Installation of a flue.	3A WELL LANE, HASLEMERE GU27 2LB	No objection
CR/2015/0002	Prior Notification Application - Change of use from Class B1a (office) to Class C3 (residential) use to provide 7 dwellings.	EXCHANGE HOUSE, HINDHEAD ROAD, HINDHEAD GU26 6AA	No objection
NM/2015/0023	Amendment to WA/2013/1899 to provide an additional window to the south west side elevation.	BEACON HILL GARAGE, CHURT ROAD, HINDHEAD GU26 6NL	No objection
TM/2015/0027	Application to fell a tree subject of Tree Preservation Order 36/99.	SWITHIN HOUSE, 15 ROZELDENE, HINDHEAD GU26 6TW	No objection subject to Tree Officer approval
WA/2015/0310	Display of illuminated signs.	TECHNOLOGY HOUSE, CHURCH ROAD, HASLEMERE GU27 1NU	No objection
WA/2015/0311	Erection of two storey extension and alterations.	63 LION LANE, HASLEMERE GU27 1JL	No objection
WA/2015/0312	Erection of detached dwelling following demolition of garage.	LAND AT GARLEEN, 11 WOODLANDS LANE, HASLEMERE GU27 1JU	No objection

Planning Ref	Proposal	Site Address	Comment
WA/2015/0314	Erection of two storey dwelling following demolition of existing dwelling.	LITTLE BARN, LINKSIDE NORTH, HINDHEAD GU26 6NZ	No objection
WA/2015/0325	Erection of extensions and alterations.	18 PINE VIEW CLOSE, HASLEMERE GU27 1DU	No objection
WA/2015/0336	Erection of extension and alterations following demolition of existing extension.	4 MEADOW VALE, HASLEMERE GU27 1DH	No objection
WA/2015/0345	Erection of extensions to existing flats following demolition of existing outbuilding.	4 & 6 CHESTNUT AVENUE, HASLEMERE GU27 2AT	No objection
WA/2015/0348	Erection of a single storey extension, alterations and associated works.	31 CHATSWORTH AVENUE, HASLEMERE GU27 1ED	No objection

WA/2015/0190

The committee objected to this proposal. The dwelling is situated in isolation in the countryside and is surrounded by National Trust land. It is within the Surrey Hills AONB and Waverley's local designation of Countryside beyond the Green Belt.

Further intensification of development on this site is inappropriate, and the application to alter the levels and existing terrace to provide new steps and paths will go even further to impact detrimentally on the surrounding natural landscape. The committee therefore felt that this application constitutes overdevelopment of the land.

WA/2015/0247

The committee objected to this proposal as it is overdevelopment of the site; back land development of this nature is not in keeping with the other properties in the immediate vicinity.

WA/2015/0269

The committee objected to this proposal as this unit makes a significant contribution to this stretch of retail units and is central to the parade of shops in this area. There was also concern for the loss of employment in the area as well as the loss of retail space.

WA/2015/0272

The committee objected to this proposal as it is out of keeping with the current property and constitutes over development of the site. In particular the proposal conflicts with the aims of the Haslemere Design Statement.

WA/2015/0273

The committee objected to this proposal as it severely limits the amount of amenity space that will be left available for both dwellings and therefore constitutes overdevelopment of the site.

WA/2015/0304

The committee objected to this proposal as it felt that the original condition would have been imposed for application WA/1988/0151 with good reason, and as such did not feel that this condition should be removed.

31/15 HTC REPRESENTATION AT WAVERLEY PLANNING COMMITTEE

None

32/15 DECISIONS AND APPEALS

The contents of Appendix 3 to the Agenda were noted.

33/15 HIGHWAY ISSUES

Cllr King introduced this item. The highways report attached as Appendix 5 of the agenda was noted. Cllr King advised that Vicarage Lane has recently been partly resurfaced however HTC was not made aware. He stressed his frustration of not being informed of SCC's actions as it could waste both councillor and officer time chasing up issues that are scheduled for action. Cllr King emphasised how important it is that HTC is kept informed of what SCC are doing and when.

Cllr Arrick left the meeting

34/15 WAVERLEY DESIGN AWARDS

Potential nominations:

- Lower Road, Grayswood (Cllr F Foster)
- Bakery, west Street (Cllr Lancaster)
- Old garage site, Trout Road (Cllr F Foster)

35/15 CONSERVATION AREA APPRAISAL MANAGEMENT PLAN

The Deputy Town Clerk provided an update on the Chestnut tree and the bin at Costa.

36/15 TAG FARNBOROUGH AIRPORT: AIRSPACE CHANGE CONSULTATION

Noted

37/15 DATE OF NEXT MEETING

2nd April 2015

Meeting closed at 9.20pm

Signed: _____ Date: _____
Chairman of Planning