



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 30th January 2020
Council Chamber, Town Hall, High Street, Haslemere

Chairman	Cllr Isherwood*
Vice Chairman	Cllr Weldon*
Councillors	Arrick*, Barton*, Cole*, Davidson*, Dear*, Ellis*, Hewett*, Keen*, Lloyd, Matthes, Robini, Round* and Whitby*

*Present

Meeting clerked by: Pippa Auger, Deputy Town Clerk.
In attendance: member of the public

10/20 Apologies for absence

The committee accepted the absences of Cllrs Robini (ill), Matthes (attending public meeting relating to the Springhead and River Wey Conservation Area Appraisal and Management Plan) and Lloyd (family illness)

11/20 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Davidson, Dear, Isherwood & Keen declared non-pecuniary interests as members of the WBC Southern Area Planning Committee. In addition, Councillors Isherwood and Keen are also members of the WBC Joint Planning Committee. They all reserve the right to change the tone or content of their opinion when presented with further advice from WBC officers or other professionals.

Cllr Whitby declared a non-pecuniary interest as a relative works in the Enforcement Section of the WBC Planning Department.

12/20 Minutes of the last meeting

The minutes of the meeting held 6th January 2020 were agreed and signed as a true record.

13/20 Representations by the public

None

14/20 Planning decisions since 6th January 2020 meeting and submitted to WBC

None

Ref	Proposal	Site Address	Comment
WA/2019/2025	Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 1 of WA/2018/0219 (approved plan numbers) to allow alterations to elevations.	HIGH PITFOLD FARM, HIGH PITFOLD, HINDHEAD GU26 6BN	No objection

WA/2019/2024	Application under Section 73A to vary Condition 1 of WA/2017/1560 (approved plan numbers) to allow alterations to elevations.	HIGH PITFOLD FARM, HIGH PITFOLD, HINDHEAD GU26 6BN	No objection
WA/2019/2035	Erection of roof extension to provide additional habitable accommodation following demolition of existing dormer.	YARDLEY, 25 HILL ROAD, HASLEMERE GU27 2JN	No objection
WA/2019/2021	Erection of two storey extension together with alterations to roof space to form habitable accommodation following demolition of existing garage.	22 PINE BANK, HINDHEAD GU26 6SS	No objection
WA/2019/2034	Certificate of Lawfulness under Section 192 for erection of a porch and provision of roof lights.	THE SQUIRRELS, TOWER ROAD, HINDHEAD GU26 6SN	No objection

15/20 Planning applications

Ref	Proposal	Site Address	Comment
WA/2019/2120	Erection of 3 outbuildings and demolition of 4 outbuildings.	BEECH COTTAGE, FARNHAM LANE, HASLEMERE GU27 1HG	Objection – see separate comment
CR/2020/0001	Prior Notification Application G.P.D.O. Schedule 2, Part 3, Class O - Change of use from Use Class B1a (office) to Use Class C3 (residential) use to provide 1 dwelling.	1B UNICORN TRADING ESTATE, HASLEMERE GU27 1DN	Objection – see separate comment
WA/2019/2052	Erection of extensions and alterations including associated landscaping.	HIGH GARTH, HIGH LANE, HASLEMERE GU27 1BD	No objection
WA/2019/2055	Erection of extensions and alterations to existing bungalow to provide a two storey dwelling.	HIGHCLERE, SCOTLANDS DRIVE, HASLEMERE GU27 2FJ	No objection
WA/2019/2082	Certificate of Lawfulness under Section 192 for the erection of an outbuilding.	HEATHER HILL, 64 PETWORTH ROAD, HASLEMERE GU27 3AU	No objection
WA/2019/2074	Erection of extension and alterations.	12 PINE VIEW CLOSE, HASLEMERE GU27 1DU	No objection
WA/2020/0001	Consultation under Regulation 3 for details of School Travel Plan submitted pursuant to Condition 5 of planning permission ref: WA/2013/1304 dated 17 October 2013.	ST BARTHOLOMEWS C OF E SCHOOL, DERBY ROAD, HASLEMERE GU27 1BP	No objection
CA/2020/0006	HASLEMERE CONSERVATION AREA WORKS TO AND REMOVAL OF TREES	11 SANDROCK HASLEMERE GU27 2PS	No objection subject to tree preservation

			officer approval
NMA/2020/0001	Amendment to WA/2019/1705 to add cladding to single storey rear extension.	LIME TREE HOUSE, SCOTLAND LANE, HASLEMERE GU27 3AB	No objection
WA/2019/2103	Erection of extensions and alterations.	LOG COTTAGE, PORTSMOUTH ROAD, HINDHEAD GU26 6BQ	No objection
WA/2019/2122	Certificate of Lawfulness under Section 192 for the erection of an extension.	16 SUNVALE AVENUE HASLEMERE GU27 1PH	No objection
PC/2020/0001	Consultation from a neighbouring authority for two storey side extension and single storey rear extension.	WHYOLD, 22, LINCHMERE ROAD, LINCHMERE GU27 3QF	No objection
WA/2020/0007	Amendment to WA/2018/2008 for alterations to elevations and internal layout of properties; as well as moving bin store.	64 WEY HILL, HASLEMERE GU27 1HN	No objection
WA/2020/0013	Erection of extensions and alterations and new boundary wall.	OAKWOOD, DOLPHIN CLOSE, HASLEMERE GU27 1PU	No objection
WA/2019/2125	Installation of a solar array.	SUMMERFIELD, PARK ROAD, HASLEMERE GU27 2NL	No objection
WA/2020/0014	Extension of existing garden walls.	GARDEN LODGE, 8 TENNYSONS RIDGE, HASLEMERE GU27 3SY	No objection
WA/2019/2137	Certificate of Lawfulness under Section 191 for Use of The Dairy as a lawful separate residential dwelling house.	ANNEXE (THE DAIRY), LOWER COURTS, BLACKDOWN LANE HASLEMERE GU27 3AZ	Objection -see separate comment
TM/2020/0015	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 44/07	ST GEORGES WOOD, GRAYSWOOD ROAD, HASLEMERE GU27 2BU	No objection subject to tree preservation officer approval
TM/2020/0012	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 09/10	GARDEN HOUSE, WEYDOWN ROAD, HASLEMERE GU27 1DT	No objection subject to tree preservation officer approval

WA/2019/2120 BEECH COTTAGE, FARNHAM LANE, HASLEMERE GU27 1HG

Following discussion, the committee agreed to **object** to this application on the following grounds:

- The site is in the Green Belt, AONB and AGLV. There are no very special circumstances to outweigh the harm to the Green Belt. The proposal is contrary to policy RE2 of LPP1 and the NPPF.
- They are also concerned that this is creeping development without permission.



CR/2020/0001 1B UNICORN TRADING ESTATE, HASLEMERE GU27 1DN

The committee agreed to **object** to this application on the following ground:

- The development is contrary to policy EE2 of the Local Plan Part 1 (Protecting Existing Employment Sites) and the area is unsuitable for residential development

WA/2019/2137 ANNEXE (THE DAIRY), LOWER COURTS, BLACKDOWN LANE, HASLEMERE GU27 3AZ

The committee agreed to **object** to this application on the following ground:

- The property in question is in the Green Belt, and AONB and AGLV
- The original application (WA/2002/2103) to allow alterations to outbuildings to provide further ancillary residential accommodation at Lower Courts, 57 Petworth Road Haslemere was granted in January 2003.
- A condition of that permission was that the building should not be occupied at any time other than for the purpose ancillary to the existing use of the dwelling known as Lower Courts, 57 Petworth Road Haslemere as a single dwelling.
- This restriction was in accordance with policies C1 & C3 of the Local Plan 2002, which held that there was a presumption against inappropriate development of the Green Belt outside settlements (C1) and to protect and conserve the distinctiveness of the landscape character of AONB & AGLV (C3). Small development would be permitted provided the proposal conserved the existing landscape.
- Policies C1 & C3 of the Local Plan 2002 have been superseded by policies RE2 & RE3 of the Local Plan Part 1.
- These policies continue to hold a presumption against development in the Green Belt unless very special circumstances can be demonstrated and look to enhance the character of the landscape in which it is located.
- We cannot see that any "very special" circumstances have been demonstrated and the building should remain as ancillary to Lower Courts.

16/20 Decisions and Appeals

The list was noted.

Cllr Barton arrived 7.16pm

17/20 Highways Update

Cllr Barton will be meeting with Cllr Matt Furniss (Cabinet member for Highways Surrey County Council) to talk about the state of the roads around Haslemere and will feed back to the committee.

18/20 Springhead and River Wey Conservation Appraisal and Management Plan

Noted

19/20 Next meeting

27th February 2020

Meeting closed at 7.27pm

Signed: _____
Chairman of Planning

Date: _____

 27th FEBRUARY 2020