



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 6th 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

1/20 Apologies for absence

The committee accepted the absences of Cllrs Lloyd & Matthes (holiday), Arrick (work) and Hewett (family commitment)

No apology was received from Cllr Ellis

2/20 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Davidson, Dear, Isherwood, Keen & Robini 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.

3/20 Minutes of the last meeting

The minutes of the meeting held 5th December 2019 were agreed and signed as a true record.

4/20 Representations by the public

Nick Tsiknas, owner and architect of the scheme WA/2019/1979, attended the meeting and gave a short presentation in relation to the application. The proposal is to obtain planning permission for two small units (40% smaller than a neighbouring property and both with lower roof heights) which would then be sold as self-build projects. The land would be sold with covenants to ensure a degree of control over the size and location in the plot of both dwellings.

5/20 Planning decisions since December 2019 meeting and submitted to WBC

Ref	Proposal	Site Address	Comment
WA/2019/1913	Erection of extensions and alterations.	10 SUNVALE AVENUE, HASLEMERE GU27 1PH	No objection

WA/2019/1908	Change of use from A1 (retail) at ground floor and C3 (residential) at first floor to A2/B1 (office/professional and financial services).	21, 21A & 21B JUNCTION PLACE, HASLEMERE GU27 1LE	No objection
WA/2019/1918	Application under section 73 to vary Condition 1 of WA/2017/1668 (plan numbers) to allow addition of 3 dormer windows, 3 roof lights together with 2 windows and a door into the basement area.	OAKHURST, SCOTLAND LANE, HASLEMERE GU27 3AW	No objection
PIP/2019/0001	Application for Permission in Principle for erection of between 5 dwellings and 10 dwellings. (demolition of outbuildings and dwelling)	QUAIL HOUSE FARM, BUILDINGS 1, 2, 3, 4 & 6 HYDE LANE, CHURT GU10 2LP	Objection – see separate comment

PIP/2019/0001 – QUAIL HOUSE FARM, BUILDINGS 1, 2, 3, 4 & 6, HYDE LANE, CHURT

It was agreed to object to this application on the following grounds:

- The proposed development would be contrary to policy RE2 of the Local Plan Part 1. It constitutes inappropriate development in the Green Belt as no special circumstances have been demonstrated that would outweigh the harm done.
- The proposed development would constitute overdevelopment of the site contrary to policy TD1 of Local Plan Part 1;
- The proposed development is accessed via an unmade single track off Hyde Lane which is also a narrow, single-track road. The unmade track would not support the construction traffic or increased use, causes an unacceptable impact on road safety contrary to policy ST1 of the Local Plan Part 1.

6/20 Planning applications

Ref	Proposal	Site Address	Comments
WA/2019/1960	Certificate of Lawfulness under Section 191 for existing building works for erection of a domestic outbuilding for the purposes incidental to the enjoyment of the dwelling-house known as Beech Cottage.	BEECH COTTAGE, FARNHAM LANE HASLEMERE GU27 1HG	Objection – see separate comment
WA/2019/1987	Use of the land for forestry and ancillary storage associated with forestry activities.	SPRINGFIELD FARM, HYDE LANE, CHURT	No objection
WA/2019/1979	Erection of 2 detached dwellings and associated works.	LAND REAR OF BARNACRE, WOOD ROAD, HINDHEAD GU26 6PX	No objection
WA/2019/1958	Certificate of Lawfulness under Section 192 for alterations to existing integral garage to provide habitable accommodation.	20 TROUT ROAD, HASLEMERE GU27 1RD	No objection
WA/2019/1959	Certificate of Lawfulness under Section 192 for alterations to elevations of building and construction of car port walls.	PUKSHOD, WEYCOMBE ROAD, HASLEMERE GU27 1AA	No objection
WA/2019/1962	Certificate of Lawfulness under Section 192 for erection of a detached outbuilding (revision of WA/2019/1493).	MID TREES, PINE SPRINGS VALLEY, HASLEMERE GU27 3AQ	No objection

WA/2019/1982	Erection of extensions and alterations to existing bungalow to provide a two storey dwelling.	APPLETREES, 8A COURTS HILL ROAD, HASLEMERE GU27 2NG	No objection
WA/2019/1969	Erection of extensions and alterations.	EMSWORTH HOUSE, 28 THE MOORINGS, HINDHEAD GU26 6SD	No objection
WA/2019/1961	Certificate of Lawfulness under Section 192 for erection of 2 outbuildings and decking.	LEAVESDEN, WOOD ROAD, HINDHEAD GU26 6PX	No objection
WA/2019/2009	Certificate of Lawfulness under Section 192 for erection of a detached outbuilding.	8 CHERRY TREE AVENUE, HASLEMERE GU27 1JW	No objection
WA/2019/1864	Change of use from C3 to Sui Generis (storage for domestic purposes). (amended description)	LAND TO THE REAR OF 19 SUNVALE AVENUE, HASLEMERE GU27 1PH	No objection
WA/2019/2008	Erection of extensions and alterations including alterations to roof space to provide habitable accommodation following demolition of existing garage; construction of a new vehicular access with retaining walls.	HAVENWOOD, 20 WOODLANDS LANE, HASLEMERE GU27 1JU	No objection
PIP/2019/0001	Application for Permission in Principle for erection of between 5 dwellings and 9 dwellings. (demolition of outbuildings and dwelling) Amended description.	QUAIL HOUSE FARM, BUILDINGS 1, 2, 3, 4 & 6 HYDE LANE, CHURT GU10 2LP	Objection – see separate comment
WA/2019/1990	Display of non-illuminated sign.	HUNTINGTON HOUSE NURSING HOME, HUNTINGTON HOUSE DRIVE HINDHEAD GU26 6BG	No objection

WA/2019/1979 LAND REAR OF BARNACRE, WOOD ROAD, HINDHEAD GU26 6PX

The committee discussed this application and, having further questioned the applicant in relation to the preservation of trees, sustainable development and covenants binding the build, agreed to offer **no objection**. In addition, precedent has already been set by other infill development in Wood Road.

WA/2019/1960 BEECH COTTAGE, FARNHAM LANE HASLEMERE GU27 1HG

The committee reviewed the documentation and resolved to **object** to the application. There have been multiple retrospective planning applications, many of which have been refused and are subject to planning enforcement by Waverley Borough Council. The building has been erected without permission and as such is an illegal development in the Green Belt, resulting in inappropriate intensification of the site contrary to saved policies D1 & D4 of Local Plan 2002 and policy TD1 of the new Local Plan Part 1 2018 and RE2 of the LPP1;

PIP/2019/0001 QUAIL HOUSE FARM, BUILDINGS 1, 2, 3, 4 & 6 HYDE LANE, CHURT, GU10 2LP

This application appears in a weekly list again because of an amendment to the description. The committee agreed to **object** to the application on the same grounds, namely that:

- It constitutes inappropriate development in the Green Belt, Area of Outstanding Natural Beauty and Area of Great Landscape Value and would constitute overdevelopment of the site.

7/20 Decisions and Appeals

The list was noted.




8/20 Highways Update
The list was noted.

The committee commented on several other potholes which have reappeared since the last meeting. Cllr Barton asked members to email her (copying in the Deputy Town Clerk) with details as she is meeting up with the SCC Highways Officer in the next fortnight and will draw them to his attention.

Cllr Barton also confirmed that the proposed cycle track conversion order over public footpath No. 19 was agreed at the Waverley Local Committee meeting in December 2019.

9/20 Next meeting
30th January 2020

Meeting closed at 7.40pm

Signed:  Date: 30th January 2020
Chairman of Planning